BOOK 4363 PAGE 796 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

James Dodd Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Sept., 1969.

Notary Public

MY COMMISSION EXPIRES: 3/15/70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 633 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Dodd, Sr. (NAME) | Nashville Mortgage & Realty Co (NAME) | 3D-.59076 |
| 2916 Leatherwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 304 Second Avenue North (STREET ADDRESS) | Map 96-10-120 M.O. |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, VIRGINIA L. SWINDLE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES DODD, SR. AND WIFE, LUCILLE DODD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 267 on the Plan of Cloverhill, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 267 fronts 55.0 feet on the northerly margin of Leatherwood Drive and runs back between lines, 213 feet on the westerly line and 172.3 feet on the easterly line to a line in the rear, which measures 102 feet thereon.

BEING the same property conveyed to Howard L. Swindle and wife, Virginia L. Swindle, be deed from Dorothy Rand Williams, as of record in Book 3674, page 61, Register's Office for Davidson County, Tennessee, and being the same property which the Probate Court of Davidson County has subsequently divested Howard L. Swindle of all interest in, and vested Virginia L. Swindle with a full fee simple title by a Divorce Decree Docket Number 49610 of record in Probate Book 108, page 858, a certified copy of which has been recorded in Book 4361, page 13, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of first mortgage deed of trust to Nashville Mortgage and Realty Company of record in Book 3712, page 173, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2916 Leatherwood Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my~~ hand this 2nd day of Sept., 1969

Virginia L. Swindle
Virginia L. Swindle

PS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia L. Swindle

the bargainor, with whom I am personaliy acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April 1969

Commission expires 3/18/70

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personaliy appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

**WARRANTY DEED**

FROM
VIRGINIA L. SWINDLE

TO
JAMES DODD, SR. ET UX

A 53580

IDENTIF. REFERENCE

SEP 10 2 34 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**Attorneys Title Company**
Titles Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 10 69 | CONV | 15,000.00 | | | | |
| SEP 10 69 | S'TAX | | A* | 39.00 | | |
| SEP 10 69 | PR'FEE | | A* | .50 | | |
| SEP 10 69 | W'DEED | | A* | 3.00 | * | 42.50 |