BOOK 4380 PAGE 484

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-212830

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 118-7 Par. 210	Mr. and Mrs. Charley E. Duty West Concord Road , Rte 5, Franklin, Tennessee 37064	Murphree Mortgage Company 226 Third Avenue Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) N. O B. H. 3405	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 500 East Iris Drive	LOAN OR ACCOUNT NO. B1987502 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 14, 1962, in the original principal sum of $10,600.00, payable to Murphree Mortgage Company, in monthly installments of $58.62, including interest as set forth in said note, and being secured by a deed of trust executed by E. L. Savely and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3408, page 95; said debt having since been assigned to The Brooklyn Savings Bank, by instrument of record in Book 3416, page 36,

BEN ALLEN McSWINEY, SR. and wife, MARY McSWINEY
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLEY E. DUTY and wife, AGNES A. DUTY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 of Block "H" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36.

Said Lot No. 16 fronts 68 feet on the easterly side of East Iris Drive and runs back between lines, 143.2 feet on the north line and 143.5 feet on the south line, to a dead line in the rear on which it measures 53 feet.

Being the same property conveyed to Ben Allen McSwiney, Sr., and wife, Mary McSwiney, by deed from Ben Allen McSwiney, Jr., and wife, as of record in Book 4373, page 304.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of November, 1969.

Ben Allen McSwiney, Sr.

Mary McSwiney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Ben Allen McSwiney, Sr., and wife, Mary McSwiney

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 13th day of November, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Charley E. Duty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 69

MY COMMISSION EXPIRES: July 26, 1970. (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM BEN ALLEN McSWINEY, SR. and wife

TO CHARLEY E. DUTY and wife

A 60875

IDENTIF. REFERENCE

Nov 18 12 38 PM '69

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

NOV 18	CONV	13,500.00			
NOV 18	S'TAX		A*	35.10	
NOV 18	PR'FEE		A*	.50	
NOV 18	W'DEED		A*	3.00	* 38.60

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public