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

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 102-4 PAR 153	B. Allen McSwiney, Jr.	First Federal Savings & Loan 4th & Union Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-42896	6519 Cougar Drive	PROPERTY IS [x] 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,

DEC24 CONV 19,200.00
DEC24 S'TAX A* 49.92
DEC24 PR'FEE A* .50
DEC24 W'DEED A* 3.00 * 53.42

DAVID A. FLOYD and JAMES E. WHITE, a partnership, d/b/a Town & Country Homes

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B. ALLEN McSWINEY, JR., and wife, JANICE H. McSWINEY

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. 744 on thePlan of Charlotte Park, Section 22, as of record in Book 3700, page 68, described as follows:

BEGINNING in the northeasterly side of Wilclay Drive at the corner of Lots Nos. 829 and 744; thence with the Drive northwesterly 81.60 feet to a monument; thence around a curve, northeasterly 37.60 feet to a monument in the southeasterly margin of Cougar Drive; thence northeasterly along said Drive, 107.02 feet to the corner of Lots Nos. 744 and 779; thence southeasterly with the line between said lots 124 feet to the corner of Lots 744 and 829; thence with the line between said lots, southwesterly 141.5 feet to the point of beginning.

Being part of the property conveyed to David A. Floyd and James E. White, a partnership, d/b/a Town & Country Homes, by deed from Consolidated Developments, Inc., as of record in Book 4223, page 686.

This conveyance is made subject to restrictions of record in Book 4017, page 699; and Agreement of record in Book 2593, page 566.

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.

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 23rd day of December, 1969.

David A. Floyd

James E. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4388 PAGE 358

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named David A. Floyd and James E. White, partners 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 23rd day of December, 19 69.

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,200.00

B. Allen McSwiney Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 69

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr
Notary Public

A 6 4 4 1 0

IDENTIF. REFERENCE

Dec 24 10 08 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

19,200.00

WARRANTY DEED
REF:mas

FROM
DAVID A. FLOYD, et al

TO
B. ALLEN McSWINEY, JR.,
and wife

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____.

_____
Notary Public

My commission expires: