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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

Jack T. Swan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1970

Notary Public

MY COMMISSION EXPIRES: October 24 1973

(AFFIX SEAL)

This Instrument Was Prepared by
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201
Loan #019639-7

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Jack T. Swan (NAME)	Fidelity Federal Savings & (NAME) Loan Association	Map 44-15
(STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pat. 410
Nash Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	425

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, FRANCIS C. ZEVNIK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK T. SWAN AND WIFE, LOU K. SWAN

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 the 4th Civil District of Davidson County, Tennessee, being Lots Nos. 13 and 13A on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 13 fronts 153.1 feet on the westerly side of Riverside Road and extends back 104.2 feet on the northerly line and 106 feet on the southerly line, to a line in the rear on which it measures 154.7 ft.

Said Lot No. 13A fronts 151.4 feet on the easterly side of Riverside Road and extends back 190.0 feet on the northerly line and 247.01 feet on the southerly line, to the low water line of Cumberland River on which it measures 162 feet, more or less.
(Included in the above description, but specifically excluded herefrom is that portion of Lot No. 13A conveyed to the United States Government by deed of record in Book 2158, page 74, said Register's Office, to-wit:

Old Hickory Lock and Dam Project, Cumberland River, Tennessee tract No. B-233, situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of James R. and Loma Anna Reed, said point being 87 degrees 51' east 187 feet from the most southwesterly corner of the lands of said Reed and the most northwesterly corner of the lands of O'Donnell; thence from the point of beginning and along said Reed line south 87 degrees 53' east 45 feet to a point in the lower water line of the Cumberland River; thence southeasterly and upstream, following the meanderings of said water line a distance of 162 feet, more or less, to a corner common to the lands now or formerly of the Earl E. and Viola L. Swensson; thence leaving said water line and along said Swensson line north 89 degrees 45' west 40 feet; thence severing the lands of subject owner north 19 degrees 00' west 167 feet to the point of beginning, containing 16/100 (.16) of an acre, more or less.)

Being the same property conveyed to Francis C. Zevnik, by deed from Edwin T. O'Donnell and wife, Marilyn S. O'Donnell, of record in Book 4279, page 18, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as _____ 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 15th day of June, 19 70

Francis E. Jarrick

Priscilla H. Jarrick

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C. P. Chilton, Jr., a Notary Public in and for said County and State, the within named Francis C. Zevnik

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June 19 70

Commission expires October 24, 1973.

C. P. Chilton Jr.
Notary Public At Large

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally 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
FRANCIS C. ZEVNIK

TO
JACK T. SWAN AND WIFE,
LOU K. SWAN

A 81005

IDENTIF. REFERENCE

JUN 18 9 45 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

JUN 18 CONV 45,000.00
JUN 18 S'TAX A* 117.00
JUN 18 PR'FEE A* .50
JUN 18 R'DEED A* 4.50 * 122.00