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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 $ 12,200.00

Ronald Lee Swanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 1970.

Notary Public

MY COMMISSION EXPIRES: 11-13-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Russell H. Hippe, Jr., 26th Floor, L & C Tower, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lee Swanson et ux (NAME)	Commerce Union Bank (NAME)	15D 11330
1421 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	Map 72-11
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 20

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, Jack L. Orrand and wife, Shirley W. Orrand

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Lee Swanson and wife, Jewel Elaine Swanson

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:

Being in the 15th Civil District of Davidson County, Tennessee, being the easterly 55 feet of the westerly 110 feet of the property conveyed to L. H. Hardaway by deed from Cora Wilson, et al, of record in Book 2690, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Litton Avenue, said point being 535 feet from the northeast corner of Scott Avenue and Litton Avenue; thence northerly and parallel to the westerly line of the property conveyed to L. H. Hardaway as set out above, 340 feet more or less to a point; thence eastwardly 55 feet to a point; thence southwardly and parallel to the aforementioned westerly line of the Hardaway tract 340 feet more or less to the northerly margin of Litton Avenue; thence with said Litton Avenue westwardly 55 feet to the point of beginning.

Being the same property conveyed to Jack L. Orrand and wife, Shirley W. Orrand by deed from David G. Knoble and wife, Alice M. Knoble, of record in Book 3160, page 43, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1421 Litton Avenue, Nashville, Tennessee 37216
(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 our hand s this 22nd day of July, 1970

Jack L. Orrand

Shirley W. Orrand

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mary E Jackson, a Notary Public in and for said County and State, the within named Jack L. Orrand and wife, Shirley W. Orrand

the bargainorS, 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 22nd day of July, 19 70

Commission expires 11-12-72

Mary E Jackson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for ths 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

Jack L. Orrand and wife,

Shirley W. Orrand

TO

Ronald Lee Swanson and wife,

Jewel Elaine Swanson

A 85408

IDENTIF. REFERENCE

JUL 30 3 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 30 70	CONV	12,200.00			
JUL 30 70	S TAX		A*	31.72	
JUL 30 70	PRT FEE		A*	.50	
JUL 30 70	W DEED		A*	3.00	* 35.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Russell H. Hippe, Jr.
26th Floor, L & C Tower
Nashville, Tennessee 37219