BOOK 4439 PAGE 545

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
John F. Swygert, Jr. (NAME)	(NAME)	Map. 115-9 Par. 71
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 115-10 Par. 85 PW
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by John F. Swygert, Jr. and wife, Jettie P. Swygert, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John W. Frierson, Jr. and wife, Annie B. Frierson,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* John F. Swygert, Jr. and wife, Jettie P. Swygert, ...their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land described as follows:

Lot 156: Being lot No. 156 on the Plan of West Meade Estates, Section 8, as of record in Book 3700, page 31, Register's Office for said County.

Said Lot No. 156 fronts 147 feet on the northerly side of Pennywell Drive and extends back 479.94 feet on the westerly line and 425.03 feet on the easterly line to a dead line measuring 71.45 feet thereon.

Being the same property conveyed to John W. Frierson, Jr. and wife, Annie B. Frierson by deed from Metropolitan Land Corporation of record in book 4416, page 773, Register's Office for said County.

Lot 157: Land in the 8th Civil District of Davidson County, Tennessee, being an easterly part of Lot No. 157 as shown on the Plan of West Meade Estates, Section 8, recorded in Book 3700, page 31, Register's Office for Davidson County, Tennessee.

Beginning at a point lying on the northerly margin of Pennywell Drive at the common front or south corners of Lots 156 and 157 as shown on the Plan of West Meade Estates, Section 8, recorded in book 3700, page 62, Register's Office for Davidson County, Tennessee, said common corner further described as lying on a curve having a radius of 660 feet; thence around said curve to the right a distance of 20 feet to a point; thence leaving said northerly margin north 33° 45' west a distance of 484.65 feet to a point; thence south 82° 05' east a distance of 7.74 feet to a

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 47,250.00

Subscribed and sworn to before me, this the 17th day of August, 19 70

Affiant

My commission expires: ~~8/9/72~~ 10/24/70 (Affix Seal)

Notary Public

point; said point further described as being the common rear or north corners of said lots 156 and 157; thence along the common property line of said lots 156 and 157 south 35° 29' 10" east a distance of 479.94 feet to the point of beginning.

Being the same property conveyed to John W. Frierson, Jr., and wife, Annie B. Frierson by deed from Metropolitan Land Corporation of record in book 4430, page 718, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John F. Swygert, Jr. and wife, Jettie P. Swygert, their *heirs and assigns, forever.*

And we *do covenant with the said* John F. Swygert, Jr. and wife, Jettie P. Swygert *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.*

And we, John W. Frierson, Jr. and wife, Annie B. Frierson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John F. Swygert, Jr. and wife, Jettie P. Swygert, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 17th *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John W. Frierson, Jr.
John W. Frierson, Jr.

X Annie B. Frierson
Annie B. Frierson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Frierson, *a Notary Public in and for said County and State, the within named*

John W. Frierson, Jr. and wife, Annie B. Frierson

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* 17th *day of* August, *19* 70.

Barbara Frierson, *Notary Public.*

Commission Expires 10-24-70

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., 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*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

John W. Frierson, Jr., et ux

TO

John F. Swygert, Jr., et ux

A 87308

IDENTIF. REFERENCE

AUG 18 3 25 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 18° CONV 47,250.00
AUG 18° STAX A* 122.72
AUG 18° PRFEE A* .50
AUG 18° WDEED A* 6.00 * 129.22

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.