BOOK 4440 PAGE 873

# WARRANTY DEED

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

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Walter Victor Wise | Murphree Mortgage Company | |
| (NAME) | (NAME) | |
| 50 Vaughns Gap Road | 226-3rd Avenue, North | Map 129-15 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 35 |
| Nashville, Tennessee | Nashville, Tennessee | Pal |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

----------TEN AND NO/100----------

Cash paid by Walter Victor Wise and Doris Molteni Wise, and other *Dollars,* good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $21,800.00, secured by a deed of trust to Raymond L. Davis, Jr., Trustee, dated October 29, 1964, and recorded in Book 3829, page 931, Register's Office for Davidson County, Tennessee.

We, Henry V. Swider and wife, Geraldine F. Swider,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Walter Victor Wise and/or Doris Molteni Wise,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 124 fronts 100 feet on the east side of Vaughn's Gap Road, and extends back 214.65 feet on the southerly line and 230.1 feet on the northerly line, to a dead line in the rear on which it measures 96.69 feet.

Being the same property conveyed to Henry V. Swider and wife, Geraldine F. Swider, by deed from Murphree Realty Company, as of record in Book 3829, page 929, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 24th day of August 19 70

Affiant

My commission expires

(Affix Seal)

Notary Public

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

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Walter Victor Wise and / or Doris Molteni Wise,

their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter Victor Wise and / or Doris Molteni Wise,

their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 24th *day of* August, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Henry V. Swider
Henry V. Swider

X
Geraldine F. Swider

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Henry V. Swider and wife, Geraldine F. Swider,

*the within named 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* 24th *day of* August, *19* 70

*Notary Public*

*Commission expires* 8/9/72

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
Henry V. Swider, et ux
TO
Walter Victor Wise, et ux

A 87925

IDENTIF. REFERENCE

AUG 25 11 52 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG25 70 | CONV | 31,000.00 | | | |
| AUG25 70 | S'TAX | | A* | 83.20 | |
| AUG25 70 | PR'FEE | | A* | .50 | |
| AUG25 70 | W'DEED | | A* | 3.00 | * 86.70 |

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.