This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Ward Barbour et al	Guaranty Mortgage Company	15D - 57190
(NAME) 2309 Porter Road	(NAME) 311-7th Avenue, North	BOOK 1451 PAGE 694
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ---------- ($10.00) ---------- *Dollars,* cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $12,600.00, to Federal National Mortgage Association, secured by deed of trust to Herschel Greer, Trustee, of record in Book 3920, page 351, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, Charles T. Swindle and wife, Judy T. Swindle,

have this day bargained and sold, and do hereby transfer and convey unto the said William Ward Barbour, an unmarried person, and his sister, Martha Mai Barbour Boner, a widow, with title vesting in the survivor, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section 1, Burchwood Gardens Subdivision, of record in Book 2900, page 16, Register's Office for said County.

Said Lot No. 15 fronts 95.02 feet on the north side of Porter Road and extends back between lines 200 feet to a dead line on which it measures 95 feet.

Being the same property conveyed to Charles T. Swindle and wife, Judy T. Swindle, by deed from Philip N. Brownstein, of Washington, D.C., as Federal Housing Commissioner, of record in Book 3920, page 348, Register's Office for Davidson County, Tennessee.

*This conveyance is made subject to restrictions in Book 2927, page 439, and the recorded plan shows an Owner's Certificate, a 100-foot set-back line from Porter Road, a 10-foot easement for public utilities along the north rear line, an anchor easement 2.5x20 feet at the east front corner of the lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 10th day of October 19 70

Affiant

My commission expires: My Commission (Affix Seal) [illegible], 1971

Notary Public

DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 2309 Porter Road, Nashville, Tennessee
(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 William Ward Barbour and Martha Mai Barbour Boner, as aforesaid, 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 for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Ward Barbour and Martha Mai Barbour Boner, as aforesaid, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* tenth *day of* October, 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.*

Judy T. Swindle

Judy T. Swindle

Charles T. Swindle

Charles T. Swindle

BOOK 4451 PAGE 695

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles T. Swindle and wife, Judy T. Swindle,

*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 10th *day of* October, *19*70

Ina N. Kent
Notary Public

Commission expires My Commission Expires Oct. 31, 1971

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

OCT 13 70 CONV 17,000.00
OCT 13 70 S TAX A* 44.20
OCT 13 70 PRFEE A* .50
OCT 13 70 W DEED A* 3.00 * 47.70

WARRANTY DEED

FROM
CHARLES T. SWINDLE, ET UX

TO
WILLIAM WARD BARBOUR, ET AL

A 92897

IDENTIFICATION REFERENCE

OCT 13 8 14 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tenn. 37204