Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 1970

Notary Public

MY COMMISSION EXPIRES: 11-26-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney (NAME) 480 James Robertson Pkwy. Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Swinger (NAME)	Commerce Union Bank (NAME)	MAP 82-7
825 Joseph Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	PARCEL-524
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

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, Cleave Whitney Mays, Jr., a Widower,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlene Swinger

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 Lot No. 37 on the Plan of the Nashville Housing Authority Subdivision, No. I, as of record in Book 3700, Page 42, Register's Office, Davidson County, Tennessee.

Said Lot No. 37 fronts 57.5 feet on the easterly margin of Joseph Avenue and runs back between parallel lines 135.7 feet to an alley dedication.

Being the same property conveyed to Cleave W. Mays, Jr. and wife, Betty G. Mays (Betty G. Mays having since deceased), by deed of record in Book 4047, Page 557, R.O.D.C..

This conveyance, however, is subject to a Deed of Trust dated August 2, 1966, securing a Deed of Trust Note payable to the order of the Commerce Union Bank, in the principal sum of $11,400.00 and recorded in Book 4047, Page 559, R.O.D.C..

This conveyance is made subject to the restrictive covenants of record in Book 3994, Page 934 and Book 3368, Page 23, Register's Office, Davidson County, Tennessee, and subject to the setback lines of record in Book 3700, Page 42, Register's Office, Davidson County, Tennessee.

This is ( ) unimproved (x) improved property, known as 825 Joseph Avenue, Nashville, Tennessee 37207
(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 14th day of October, 1970

Cleave Whitney Mays, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 4452 PAGE 114

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Cleave Whitney Mays, Jr., a widower,

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 14th day of October, 1970

Commission expires 11-26-73

Edward Seddon
Notary Public

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 Cleave W. Mays, Jr.,

TO

A 93083

IDENTIF. REFERENCE

OCT 14 1 00 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

OCT 14 70	CONV	12,500.00			
OCT 14 70 S'TAX			A*	32.50	
OCT 14 70 PR'FEE			A*	.50	
OCT 14 70	W'DEED		A*	3.00	* 36.00