This instrument prepared by Thomas E. Stewart, Attorney,
4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED BOOK 4505 PAGE 478

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
RONNIE THOMAS, ET UX (NAME)	SAME (NAME)	Map 52-9
3133 OAK RIDGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Pc. 178
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

I, CYNTHIA J. SWAIM, an unmarried woman

have this day bargained and sold, and do hereby transfer and convey unto the said

RONNIE THOMAS AND WIFE, WANDA SUE THOMAS, their

(successors), heirs and assigns,

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

Being Lots No. 69 and 70 on the map of Woodale Grove Annex Subdivision of part of the J. H. Gothard's Lands, as of record in Book 547, pages 109 and 110 of the Register's Office for Davidson County, Tennessee.

Any right of Humphrey Timothy, Jr., and his heirs and devisees of ingress and egress over the Northerly ten feet of Lot No. 7 on said plan as set out in deed from W. E. Coggin and wife, to Humphrey Timothy, Jr., of record in Book 692, page 27, R.O.D.C., Tennessee.

Being the same property conveyed to the undersigned per Book 4449, page 596, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 24th day of May, 1971

My commission expires: 2/3/74 (Affix Seal)

Affiant Marion Hassey

Notary Public Thomas E Stewart

This is unimproved (X) improved property, known as 2683 MIAMI AVENUE, 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

grantees, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

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

Witness my *hand* this 24th *day of* May, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cynthia J. Swaim (unmarried)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* CYNTHIA J. SWAIM, an unmarried woman,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 24th *day of* May, *19* 71

Notary Public

Commission expires 2/3/74

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 .....

MAY26	CONV	*4,000.00				
MAY26	S'TAX		A*	10.40		
MAY26	PR'FEE		A*	.50		
MAY26	W'DEED		A*	3.00	*	13.90

WARRANTY DEED

FROM

CYNTHIA J. SWAIM, unmarried

TO

RONNIE THOMAS, ET UX

B 16378

IDENTIF. REFERENCE

MAY 26 3 40 PM '71

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS