BOOK 4516 PAGE 989

TRACT #5

Send Tax Bills to:

Security Federal Savings & Loan Assn.
500 Union Street,
Nashville, Tennessee

Map Parcel No. 38-0-[illegible]-33
and 38-[illegible]-34

M.O.

Field Book No. 13D-37870
and 38020

Mail

This instrument was prepared by:
Jonathan Harwell
401 Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars and other good and valuable considerations, including the agreement to assume and pay a deed of trust note executed by Joe T. Swafford and wife, Christine P. Swafford, in the original principal sum of $14,000.00 with interest at the rate of 6-1/2% per annum together with a service fee of 1% per annum payable monthly on the first of every month at the rate of $105.75 and secured by a deed of trust of record in Book 4499, page 311, Register's Office of Davidson County, Tennessee, the receipt of all of which consideration is hereby acknowledged,

We, Joe T. Swafford and wife, Christine P. Swafford, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto David E. Roys and wife, Pamela L. Roys, hereinafter called the Grantees, their assigns, the following described tracts of land:

TRACT ONE: Land in the 13th Civil District of Davidson County, Tennessee, being Tract One on the survey for Mr. J. T. Swafford, made by G. Barry Greer, Land Surveyor, dated April 12, 1971, revised April 16, 1971, and described in part according thereto as follows:

Beginning at a point in the southwesterly margin of Blueberry Hill Road, said point being located at the intersection of said southwesterly margin of Blueberry Hill Road and the southeasterly line of the property conveyed to Robert E. McClellan, Trustee, by deed from John A. McDonald, et al, of record in Book 4156, page 282, Register's Office for said County; thence with the southwesterly margin of Blueberry Hill Road, southeastwardly 390.0 feet

to a point at the front common corner of Tracts One and Two on said survey, said point being located northwesterly 744 feet along the southwesterly margin of Blueberry Hill Road from the most northerly corner of the property conveyed to Henry Steinmuss by deed from J. A. Highsmith and wife, as of record in Book 3097, page 233, said Register's Office; thence with the line between said Tracts One and Two, south 73° 00' west 842.0 feet, more or less, to a point in said McClellan's southeasterly line; thence with said McClellan's southeasterly line, north 47° 15' east 924.0 feet to the point of beginning, containing 3.8 acres, more or less.

TRACT TWO: Land in the 13th Civil District of Davidson County, Tennessee, being Tract Two on the survey for Mr. J. T. Swafford, made by G. Barry Greer, Land Surveyor, dated April 12, 1971, revised April 16, 1971, and described in part according thereto as follows:

Beginning at a point in the southwesterly margin of Blueberry Hill Road, said point being located southeasterly 390.0 feet along said southwesterly margin of Blueberry Hill Road from the intersection thereof with the southeasterly line of the property conveyed to Robert E. McClellan, Trustee, by deed from John A. McDonald, et al, of record in Book 4156, page 282, said Register's Office, said point being the front common corner of Tracts One and Two on said survey; thence with the southwesterly margin of Blueberry Hill Road, southeastwardly 400.0 feet to a point at the front common corner of Tracts Two and Three on said survey, said point being located northwesterly 344.0 feet along the southwesterly margin of Blueberry Hill Road from the most northerly corner of the property conveyed to Henry Steinmuss by deed from J. A. Highsmith and wife, as of record in Book 3097, page 233, said Register's Office; thence with the line between said tracts Two and Three south 64° 30' west 1184.0 feet, more or less, to a corner in the line of said McClellan's property; thence with said McClellan's lines; north 83° 00' west 660.0 feet, north 27° 45' east 313.5 feet (indicated in said McClellan's deed as north 37-3/4° east 313.5 feet) and north 70° 30' east 528.0 feet to the most westerly corner of Tract One on said survey; thence with the line between said Tracts One and Two, north 73° 00' east 842 feet, more or less, to the point of beginning, containing 14.9 acres, more or less.

TRACT FIVE: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, September 12, 1962, as follows:

Beginning on the easterly margin of Blueberry Hill Road at the intersection of the same and a point in the southerly boundary line of the property conveyed to G. S. Crowe, et al, by deed from The National Life & Accident Insurance Company, of record in Book 2692, page 388, Register's Office for said County; thence with said Crowe's southern boundary line, south 78° 20' east 413.6

feet; thence south 27° 10' west 427.4 feet to the northeasterly margin of Blueberry Hill Road; thence with the same, north 54° west 62.6 feet, north 38° west 158.4 feet and north 12° west 303.6 feet to the beginning, containing 2.3 acres, more or less.

Being Tract One, Two and Five of the tracts conveyed to Joe T. Swafford and wife, Christine P. Swafford from Mildred B. Pace (also known as Mildred Burnette Pace) by deed of record in Book 4499, page 306. This conveyance does not include Tracts Three and Four as described in the aforesaid deed from Pace to Swafford.

This conveyance is made subject to an easement for a 20-foot right of way for ingress and egress to the lands of Wilkinson and Woodruff, Trustee, as shown by instrument of record in Book 1261, page 132, Register's Office; and an easement to cut and fill slopes along the right of way of Blueberry Hill Road as set forth in an instrument of record in Book 2544, page 415, Register's Office of Davidson County.

TO HAVE AND TO HOLD the said tracts of land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

The Grantors covenant with the Grantees that they are lawfully seized and possessed of said tracts of land in fee simple, possessing a good right to convey said land and that their interest therein is unencumbered except as herein noted and except for 1971 taxes which have been prorated and assumed by the Grantees.

The Grantors further warrant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 2nd day of July, 1971.

Joe T. Swafford

Christine P. Swafford

BOOK 4516 PAGE 992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ben Calloway, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe T. Swafford and wife, Christine P. Swafford, 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 2nd day of July, 1971.

Notary Public

My commission expires: 5/13/75

Tracts One and Five are unimproved, Tract Two is improved and is located at Route #3, Blueberry Hill Road, Nashville, Tennessee.

B 2156 4

T
IDENTIF. REFERENCE

JUL 6 11 12 AM '71
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $24,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of July, 1971.

Notary Public
My Commission Expires Aug 19, 1974

JUL-6	CONV	24,000.00				
JUL-6	S'TAX		A*	62.40		
JUL-6	PR'FEE		A*	.50		
JUL-6	W'DEED		A*	8.00	*	70.90