THIS INSTRUMENT PREPARED BY Attorneys Title Company
611 Broadway Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 1521 PAGE 974	MAP-PARCEL NUMBERS
Bennie H. Swett (NAME:)	Bennie H. Swett (NAME:)	Map. 59
612 28th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	612 28th Avenue, North (STREET ADDRESS)	Par. 22
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pw

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Bennie H. Swett and wife, Martha C. Swett hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Marie B. Gardner and husband, Raleigh G. Gardner hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th, formerly the 23rd, Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, October 7, 1954, as follows:

Beginning at a point on the easterly margin of State Highway No. 112, called the Clarksville Pike, the northwest corner of the property conveyed to Marie B. Gardner by deed from R. B. Beal and wife, as of even date thence South 71 deg. 10' East 498 feet to an iron pin; thence North 21 deg. 15' east 198 feet to an iron pin; thence North 71 deg. 10' West 500 feet to the easterly margin of said Highway; thence with the easterly margin of said Highway South 21 deg. West 198 feet to the beginning, containing 2.28 acres, more or less.

Being the same property conveyed to Marie B. Gardner by deed from R. B. Beal and wife, Elizabeth Corder Beal, of record in Book 3789, Page 556, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12000.00.

Sworn to and subscribed before me this 23 day of July, 1971.

Raleigh G. Gardner
Affiant

My Commission Expires; 10/31/71
Notary Public

This is improved (X) unimproved ( ) property, known as Clarksville Highway (House Number) (Street) Nashville (P. O. Address:) Tennessee (City or Town) (Postal Zone)

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 our hands this the 23rd day of July, 19 71.

Marie B. Gardner
Marie B. Gardner

Raleigh G. Gardner
Raleigh G. Gardner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fitzalan Sullivan, a Notary Public in and for said County and State, the within named Marie B. Gardner and husband, Raleigh G. Gardner the 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 23rd day of July, 19 71.

Commission expires 8-11-73

Fitzalan Sullivan
Notary Public

WARRANTY DEED

FROM
Marie B. Gardner and husband,
Raleigh G. Gardner

TO
Bennie H. Swett and wife,
Martha C. Swett

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

B 2 5 0 6 0

IDENTIF. REFERENCE

JUL 30 3 31 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL30F	CONV	12,000.00			
JUL30F	S'TAX		A*	31.20	
JUL30F	PR'FEE		A*	.50	
JUL30F	W'DEED		A*	4.00	* 35.70