BOOK 4537 PAGE 831

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James M. Dunham (NAME)	Guaranty Mortgage Company (NAME)	Map 120-9
503 Glenpark Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Par 33
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	2DA 44168

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ---------- ($10.00) *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption of a Deed of Trust Note, in the principal amount of $15,900.00 to secure Guaranty Mortgage Company of record in Book 3513, page 477, Register's Office for Davidson County, Tennessee.

We, Thomas C. Swann and wife, Mary E. Swann

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

James M. Dunham and wife, Marian Y. Dunham, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 5A2, on the Plan of Glengarry Park, Section Five-A, as of record in book 3300, page 58, Register's Office for said County, Tennessee.

Said Lot No. 5A2 fronts 80 feet on the northwesterly side of Glenpark Drive, and extends back 201.6 feet on the northeasterly line and 203.1 feet on the southwesterly line, to a dead line in the rear on which it measures 86.1 feet.

Being the same property conveyed to Thomas C. Swann and wife, Mary E. Swann by deed from Hudson & Driver Construction Company, Inc. of record in book 3466, page 55, of Register's Office for Davidson County, Tennessee; Including in the above description but expressly excluded therefrom is a tract of 3000 square feet conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in book 3645, page 525, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28500.00

Subscribed and sworn to before me, this the 15th day of September 19 71

Affiant James M. Dunham

My commission expires: 7/29/73 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 503 Glenpark Drive, Nashville, Tennessee 37211
(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

James M. Dunham and wife, Marian Y. Dunham, 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 as heretofore mentioned.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James M. Dunham and wife, Marian Y. Dunham, their

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

Witness our *hand* s *this* 15th *day of* September, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas C. Swann

Mary E. Swann

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, Thomas C. Swann and Mary E. Swann

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 15th day of September, 19 71.

Larry L. Westbrook
Notary Public

Commission expires 7/29/73

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.....

SEP 20 71	CONV	28,500.00				
SEP 20 71	S'TAX		A*	74.10		
SEP 20 71	PR'FEE		A*	.50		
SEP 20 71	W'DEED		A*	4.00	*	78.60

WARRANTY DEED

FROM
Thomas C. Swann, et ux

TO
James M. Dunham, et ux

B 30983

IDENTIF. REFERENCE

SEP 20 8 56 AM '71

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