BOOK 4594 PAGE 584

mail

This instrument prepared by:
Robert W. Sturdivant, Attorney
26th Floor, Life & Casualty Twr
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisabeth N. Sturdivant (NAME)	Elisabeth N. Sturdivant (NAME)	147-7-20
26th Floor L & C Tower (STREET ADDRESS OR ROUTE NUMBER)	26th Floor L & C Tower (STREET ADDRESS)	
Nashville, Tenn. 37219 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars ($10.00)

and other good and valuable considerations paid by Elisabeth N. Sturdivant, the receipt of which is acknowledged, the undersigned, C. B. Swift and wife, Margie Swift,

APR 21 72 CONV 18,000.00
APR 21 72 S TAX A* 46.80
APR 21 72 FEE A* .50
APR 21 72 DEED A* 6.00 * 53.30

have bargained and sold, and by these presents do transfer and convey unto the said Elisabeth N. Sturdivant, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 19 on the Plan of Hillmont Estates Section I as of record in Book 3700, page 100, Register's Office for said County. Said Lot No. 19 fronts 92.5 feet on the southerly side of Dresden Circle and extends back 247 feet on the westerly line and 228.9 feet on the easterly line, to a dead line, which is a broken line measuring 525.9 feet thereon.

Being part of the property conveyed to C. B. Swift by deed from Estes-Taylor Company, of record in Book 4137, page 751, Register's Office for Davidson County, Tennessee.

Together with an easement for a driveway and public utilities along the westerly line and northerly line of Lot 34 on the Plan of Hillmont Estates Section II of record in Book 3700, page 130, as shown on said Plan and designated thereon as "Driveway Easement".

Said Lot No. 19 is conveyed subject to a 10-foot public utility and drainage easement along south and southwesterly line of premises, anchor easement at northeast corners, 110-foot building setback line from Dresden Circle, and conditions of owner certificate as shown on Plan of record in Book 3700, page 100, and restrictive covenants contained in instrument of record in book 4074, page 626, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 21st day of April 1972

Affiant

My commission expires 1/22/75 NOTARY PUBLIC

(Affix Seal)

Mary Tindell
Notary Public

By accepting this deed, grantee covenants to pay one-ninth of maintenance and upkeep of the roadway and public utilities easement and on parts thereof shown on the Plan of Hillmont Estates Section II of record in Book 3700, page 130, said Register's Office. This covenant shall run with the land and to secure the performance thereof, a lien is retained in favor of grantor and his assigns.

unimproved (X)
This is improved ( ) property, known as Saxon Drive (Forest Hills) Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elisabeth N. Sturdivant, her *heirs and assigns, forever.*

And we *do covenant with the said* Elisabeth N. Sturdivant *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.,* except for taxes for 1972 which have been prorated and are assumed by the Grantee.

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* Elisabeth N. Sturdivant, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 19th *day of* April, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. B. Swift

Margie Swift

BOOK 4594 PAGE 586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bobby C. Herbert, a Notary Public in and for said County and State, the within named C. B. Swift and wife, Margie Swift,

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 19th day of April, 1972.

Bobby C. Herbert, Notary Public.

Commission Expires 5-5-75.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

the bargainor....., with whom I am personally acquainted, and who acknowledged that

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

B5677A

IDENTIFIED FOR REGISTRATION
APR 21 3 PM '72
FEE $ PAID
DAVIDSON COUNTY, TENN.

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.....