WARRANTY DEED

BOOK 4674 PAGE 356

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Milton F. Derryberry (NAME)	Guaranty Mortgage Company, (NAME)	
42 Tusculum Road, (STREET ADDRESS OR ROUTE NUMBER)	311-7th Ave. North, (STREET ADDRESS)	162-B
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	15 Pal

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

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3983, page 616, Register's Office for Davidson County, Tennessee.

We, Jesse B. Swafford and wife, Lois T. Swafford

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

Milton F. Derryberry and wife, Paula G. Derryberry

their ~~XXXXX~~ (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 1, fronts 73.50 feet on the northerly side of Tusculum Road and extends back 140.4 feet on the easterly line and 143.5 feet on the westerly line to a line in the rear on which it measures 84.4 feet.

Being the same property conveyed to Jesse B. Swafford and wife, Lois T. Swafford by deed from Thomas E. Chinander and wife, Betsy K. Chinander of record in Book 4635, page 143, Register's Office for Davidson County, Tennessee.

Included therein but expressly excluded therefrom is the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed from Thomas E. Chinander and wife, Betsy K. Chinander of record in Book 4217, page 786, Register's Office for said County.
It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers.
Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,475.92

Subscribed and sworn to before me, this the 23 day of January, 19 73

Affiant: Milton F. Derryberry

My commission expires 5/7/74 (Affix Seal)

Notary Public: Nellie F. Weems

This is ~~unimproved~~ improved property, known as ..... (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

Milton F. Derryberry and wife, Paula G. Derryberry

their ~~XXXXX~~ (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 noted above.

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

Milton F. Derryberry and wife, Paula G. Derryberry, their

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

Witness our hand S this 23 day of January, 19 73 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jesse B. Swafford

Lois T. Swafford

This Instrument Was Prepared By

Phillip Davidson (gh)

Of The Law Firm Pedigo & Davidson

Nashville, Tenn.

BOOK 4674 PAGE 357

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,*

Jesse B. Swafford and wife, Lois T. Swafford

*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* 23 *day of* January, *19*73.

Commission expires 5/7/74 *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

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 ...

JAN24 CONV 25,475.92
JAN24 STAX A* 66.30
JAN24 PR'FEE A* .50
JAN24 W'DEED A* 4.00 * 70.80

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM
JESSE B. SWAFFORD, ET UX

TO
MILTON F. DERRYBERRY, ET UX

B 9 2 2 3 6

IDENTIF. REFERENCE

JAN 24 8 33 AM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE

PEDIGO & SAINDON