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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

T C Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 73

Notary Public

MY COMMISSION EXPIRES: March 7, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Ryan & T. C. Jones (NAME)	SAME (NAME)	81-12-104
1711-9th Ave, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, William R. Swain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Ryan and T. C. Jones

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the westerly 50 feet of Lots Nos. 325 and 326 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Arthur Avenue and Scott Street; and running thence with the easterly margin of Arthur Avenue, northwardly 100 feet; thence eastwardly and parallel with the northerly margin of Scott Street, 50 feet; thence southwardly and parallel with the easterly margin of Arthur Avenue, 100 feet to the northerly margin of Scott Street; thence with same, westwardly 50 feet to the beginning.

BEING the same property conveyed to Mrs. Sallie B. Swain for life with the remainder to her son, William R. Swain, as of record in Book 971, Page 88, Register's Office for Davidson County, Tennessee, the said Sallie B. Swain having since died.

THERE is INCLUDED in the above described property, but EXCLUDED from this conveyance that portion of the premises conveyed by William R. Swain to the State of Tennessee, for the use and benefit of the Department of Highways, more fully described in a warranty deed of record in Book 4158, Page 318, Register's Office Davidson County, Tennessee, to which reference is here made.

RECORDER'S NOTE
Legibility of Writing, Typing or Printing Unsatisfactory In This Document When Received.

This is unimproved ( ) improved (X) property, known as 1600 (House Number) Arthur Avenue (Street) Nashville (P. O. Address) (City or Town) 37208 (Postal Zip)

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 my hand this 15th day of January, 19 73

William R. Swain

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January 19 73.

Commission expires May 7, 1974

Joseph L. Elgin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William R. Swain

TO
George Ryan and T. C. Jones

397086

IDENTIF. REFERENCE

MAR 5 3 48 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-5	CONV	*3,000.00				
MAR-5	S'TAX		A*	7.80		
MAR-5	PB'FEE		A*	.50		
MAR-5	W'DEED		A*	4.00	*	12.30