John Williams & Assoc.
323 Burrus Hill Road
Nashville, Tennessee

Mail to

WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde L. Webb, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 136-7
113 Timber Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue, North (STREET ADDRESS)	Par. 76
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BOOK 4783 PAGE 348

FOR AND IN CONSIDERATION of the sum of TEN And no/100---------- ($10.00) Dollars, cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance due on a note secured by a Deed of Trust to Fidelity Federal Savings and Loan Association, of record in Book 4477, page 162, Register's Office for Davidson County, Tennessee,

We, Larry L. Swift and wife Janice E. Swift,

have this day bargained and sold, and do hereby transfer and convey unto the said Clyde L. Webb and wife Carol Webb their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, to which said plan reference is hereby made for a complete legal description of said lot.

Said Lot 48 fronts 100.59 feet on the southerly side of Timber Ridge Drive, and runs back 140.82 feet on the easterly line and 137 feet on the westerly line to a dead line in the rear measuring 82.46 feet thereon.

Being the same property conveyed to Larry L. Swift and wife Janice E. Swift, by deed from Thomas M. McKay and wife Deborah J. McKay, of record in Book 4600, page 146, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,920.00

Subscribed and sworn to before me, this the 23rd day of January, 19 74

Affiant

My commission expires: 2-1-75
(Affix Seal)

Notary Public

This is (unimproved) (improved (X)) property, known as 113 Timber Ridge Drive, Nashville, Tennessee
(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 Clyde L. Webb and wife Carol Webb, 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 of record

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Clyde L. Webb and wife, Carol Webb their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd day of January, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Larry L. Swift

Janice E. Swift

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John Williams, a Notary Public in and for said County and State, Larry L. Swift and Janice E. Swift

the within named bargainor S., 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 Nashville, Tennessee this 23rd day of January, 19 74.

John Williams
Notary Public

JOHN WILLIAMS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Commission expires 2-1-75

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 _____

JAN25⁷⁴ CONV 37,920.00
JAN25⁷⁴ S'TAX A* 98.54
JAN25⁷⁴ PR'FEE A* .50
JAN25⁷⁴ W'DEED A* 4.00 * 103.04

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM
Larry L. Swift et ux

TO
Clyde L. Webb, et ux

C 3 9 8 1 3

IDENTIF. REFERENCE

JAN 25 10 45 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238