WARRANTY DEED

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map to be assigned later SH

This instrument prepared by Luther E. Cantrell, Jr., Attorney at Law, 11th Floor, J. C. Bradford Building, Nashville, Tennessee, 37219.

ADDRESS NEW OWNERS AS FOLLOWS: SEND TAX BILLS TO: MAP PARCEL NUMBERS

TOMMY SWANN
River Oaks Road
Nashville, Tennessee

Same

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)... ...DOLLARS, and other good and valuable considerations, Jay Construction Company has this day bargained and sold, and does hereby transfer and convey unto the said Tommy Swann, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING lot 37 of the Forrest Trails Subdivision, Section 2, of record in book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at the common boundary line of lot 37 and lot 38, at a point in Melbourne Drive, thence N 50° 10'W 295.2 ft. to a point, this being the common boundary line of lots 37 and 38; thence N 38° 26'E 86.10 ft. to a point; thence N 42° 26'E 211.30 ft. to a point; thence S 41° 10'E 361.80 ft. to a concrete marker in Melbourne Drive; thence with the boundary line of Melbourne Drive in a generally Southwesterly direction 257.82 ft. to the point of beginning, and containing 2.12 acres more or less.

This being the same property conveyed to Jay Construction Company, a Tennessee Corporation, from Ronald G. Gregory and wife, Perry Gregory by deed of record in book [illegible], page [illegible], Register's Office of Davidson County, Tennessee.

This property is subject to all restrictions and covenants of record in book 2435, page 237, Amended covenants in book 2603, page 449, and book 4169, page 719, Register's Office of Davidson County, Tennessee.

This property is subject to a 10' public utility and drainage easement and overhand easement all set out on the plat of record.

This property is subject to a utility anchor easement as set out in the plat of record.

This is unimproved property known as Lot 37 of the Forrest Trails Subdivision, Section 2, in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Tommy Swann, his successors, heirs and assigns forever and it covenant that it is

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

It further covenants and binds its heirs and representatives to warrant and forever defend the title to said real estate to the said Tommy Swann, his heirs and assigns, against the lawful claim of all persons.

WITNESS its hand this 31st day of January, 1974, the corporate party, having caused its name to be signed hereto by its duly authorized officer, the President, on the said day and date.

Jason Papuchis
Jay Const Co - Pres -

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Luther E. Cantrell, Jr. a Notary Public of the State and County aforesaid, personally appeared Jason Papuchis with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of the Jay Construction Corporation, within named bargainor, a corporation, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31 day of January, 1974.

Luther E. Cantrell, Jr.
NOTARY PUBLIC

LUTHER E. CANTRELL, JR. NOTARY PUBLIC DAVIDSON CO. TN.

My commission expires: 5-1-74.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is TEN THOUSAND ($10,000.00) DOLLARS.

X _____
Affiant

Subscribed and sworn before me this 31st day of January, 1974.

_____
NOTARY PUBLIC

My commission expires: 5-1-74.

C40501

IDENTIF. REFERENCE

FEB 1 11 43 AM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

FEB-1	CONV	10,000.00			
FEB-1	S'TAX		A*	26.00	
FEB-1	PR'FEE		A*	.50	
FEB-1	W'DEED		A*	6.00	* 32.50