BOOK 4785 PAGE 987

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

J. Raymond Swoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 74

Bobby H. Henson, Jr.
Notary Public

MY COMMISSION EXPIRES: November 12, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys. 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Raymond Swoner (NAME)	Fidelity Federal S/L Assoc. (NAME)	2D 32310
Pinhook Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 164
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 120

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, THOMAS M. ROBERTSON and wife, TAVIA A. ROBERTSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES RAYMOND SWONER and wife, NINA R. SWONER

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:

LAND in Davidson County, Tennessee, being in the 2nd, formerly the 3rd Civil District of said County, described according to a survey made by E. R. Southgate, Surveyor, December 6, 1946, as follows:

BEGINNING at a spike in the center of Pin Hook Road, the northeast corner of the Mahaffey Tract; thence with the center of said Road, south 86-1/2° east 488 feet to a spike; thence south 3-1/2° west 535.5 feet to a stake in the northeasterly line of said Mahaffey Tract; thence with said line, north 39-1/2° west 725 feet to the beginning, containing 3 acres, more or less.

BEING the same property conveyed to Thomas M. Robertson and wife, Tavia A. Robertson by deed from Katie Maie Lasater. a widow, of record in Book 4017, page 278, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 4555, page 727, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as Pinhook Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 our hands this 31st day of January, 1974

Thomas M. Robertson
Thomas M. Robertson

Tavia A. Robertson
Tavia A. Robertson

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 THOMAS M. ROBERTSON and wife, TAVIA A. ROBERTSON

the bargainors, 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 31st day of January 1974

Commission expires November 12, 1975

Bobby G. Henson, Sr.
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
THOMAS M. ROBERTSON ET UX

TO
JAMES RAYMOND SWONER ET UX

C 4 0 9 7 1

IDENTIF. REFERENCE

FEB 6 1 49 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-6-74	CONV	26,000.00			
FEB-6-74	S TAX		A*	67.60	
FEB-6-74	PR'FEE		A*	.50	
FEB-6-74	W'DEED		A*	4.00	* 72.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

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