THIS INSTRUMENT WAS PREPARED BY

HARLAN DODSON

BOOK 4806 PAGE 109

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mail it	MAP PARCEL NUMBERS
Phyllis G. Sovine (NAME)	Fred Swint (NAME)	
728 Hazelth Ben (STREET ADDRESS OR ROUTE NUMBER)	RT 4604 Toddington Drive (STREET ADDRESS)	131-10
Nash. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	10 Pd

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) *Dollars,*

cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Fred Swint, the surviving husband of Annie Laurie Swint, deceased,

have this day bargained and sold, and do hereby transfer and convey unto Phyllis Amelia Swint Sovine

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: being six percent (6%) of my interest in Lot No. 17 on the Plan of Seven Hills, Section III, as of record in Book 2663, page 89.

Said Lot 17 fronts 200 feet on the east side of Toddington Drive and runs back 321.3 feet on the north line and 318 feet on the south line, to a dead line in the rear on which it measures 221.1 feet.

And being a portion of the property conveyed to Fred Swint, et ux of record in Book 3034, page 557, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,820.00

Subscribed and sworn to before me, this the 5 day of April, 19 74

Affiant: Phyllis Amelia Swint Sovine

My commission expires: 8-12-74 (Affix Seal)

Notary Public: Harlan D. Charles, Jr.

This is (unimproved) (X improved) property, known as 4604 Toddington 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 Phyllis Amelia Swint Sovine her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* excepting for 1974 taxes.

further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phyllis Amelia Swint Sovine her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* April, 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.*

x Fred Swint

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, FRANK I. ST. CHARLES, III *, a Notary Public in and for said County and State,* Fred Swint

the within named bargainor....., 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* 5th *day of* April, *19*74.

Frank I. St. Charles, III *Notary Public*

Commission expires My Commission Expires August 12, 1974

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 authqrized 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 .....

APR 16 7[illegible] CONV *2,820.00
APR 16 7[illegible] S'TAX A* 7.28
APR 16 7[illegible] PR'FEE A* .50
APR 16 7[illegible] W'DEED A* 4.00 * 11.78

WARRANTY DEED

FROM
Fred Swint

TO
Phyllis Amelia Swint Sovine

C 5 0 0 9 3

IDENTIF. REFERENCE

APR 16 9 56 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS