BK/4807 PG 539

This instrument prepared by: Robert L. Jackson, Atty.
507 American Trust Bldg.
P. O. Box 2541
Nashville TN 37219

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James D. Branan et ux	Fidelity Federal Savings &	6D - 38878
(NAME) 5301 Brentview Hills Court	(NAME) Loan 226 - 3rd Avenue North	
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37220	(STREET ADDRESS) Nashville TN 37201	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ---------- ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $30,000.00, to Fidelity Federal Savings & Loan Association, secured by a deed of trust to Vaden Jackey, Jr., Trustee, and recorded in Book 4402, page 546, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, DANA F. SWICK and BETTY JANE SWICK,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES D. BRANAN and wife, PHYLLIS H. BRANAN,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Brentview Hills, Section Five, as of record in Book 3842, page 260, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Brentview Hills Court, at the corner of Lots 14 and 15; thence with the line between said lots, westerly 196.33 feet to a point; thence North 1 degree 53' 10" East 246 feet to a point; thence South 88 degrees 06' 50" East 105 feet to a point at the corner of Lots 15 and 16; thence with the line between said lots, southerly 211.65 feet to a point in the westerly margin of Brentview Hills Court; thence with the same, southwesterly around a curve, 55.38 feet to the point of beginning.

Being the same property conveyed to Dana F. Swick and wife, Betty Jane Swick, by deed from Dunn & Dunn Construction Company, a partnership, of record in Book 4402, page 544, 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 $ 53,500.00

Subscribed and sworn to before me, this the 1st day of ~~March~~ April 19 74

My commission expires: July 27, 1977 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as Brentview Hills Court, Nashville TN
(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

James D. Branan and wife, Phyllis H. Branan,

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 for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James D. Branan and wife, Phyllis H. Branan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 1st *day of* ~~March~~ 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 Dana F. Swick

X Betty Jane Swick

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, ~~[illegible]~~ Betty Jane Swick,

the within named bargainor, S., 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 1st day of ~~March~~ April, 19 74

Ann Williams
Notary Public

Commission expires July 27, 1977

APR 19 74	CONV	53,500.00		
APR 19 74	S TAX		A* 139.10	
APR 19 74	PR FEE		A* .50	
APR 19 74	W DEED		A* 4.00	* 143.60

STATE OF ~~TENNESSEE~~ Ohio }
COUNTY OF ~~DAVIDSON~~ Franklin }

Before me, ~~Ronald D. Jewett~~, a Notary Public of the State and County aforesaid, personally appeared ~~Dana F. Swick~~, 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

State of Ohio
County of Franklin

Personally appeared before me, Ronald D. Jewett, a Notary Public in and for said County and State, Dana F. Swick, the within named 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 Worthington, Ohio, this 1st. day of April, 1974

Ronald D. Jewett

RONALD D. JEWETT
Notary Public, Franklin County, Ohio
My Commission Expires Dec. 13, 1976

WARRANTY DEED

FROM
DANA F. SWICK and BETTY JANE SWICK

TO
JAMES D. BRANAN et ux

C 50753

IDENTIF. REFERENCE

APR 19 1 46 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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