THIS INSTRUMENT PREPARED BY
McWILLIAMS, BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN TENN.

BOOK 4831 PAGE 640

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, including the love and affection which we bear our daughter and son-in-law, the grantees hereinafter named, we, WILLIAM A. MOORE AND WIFE, BERTIE R. MOORE, have bargained and sold and by these presents do hereby transfer and convey unto DAVID L. SWAIN AND WIFE, SUSAN MOORE SWAIN, their heirs and assigns, the following described tract or parcel of land situated in Davidson County, State of Tennessee, to-wit:

> Land in the 6th Civil District of Davidson County, Tennessee, described as follows: Beginning on the northerly margin of Peachtree Street at the southwest corner of Lot No. 116 on the plan of Sterling Heights, Section 5, as of record in Book 1835, page 37, said Register's Office; thence with the western boundary line of said Lot No. 116, North 0 degrees 10' East 160 feet to a point in the southern boundary line of Lot No. 208 on said plan; thence North 89 degrees 50' West 75 feet to the northeast corner of the property conveyed to Elizabeth James by deed from Third National Bank in Nashville, Executor, of record in Book 3314, page 231, said Register's Office; thence with said James' eastern boundary line, southerly 160 feet to the northerly margin of Peachtree Street; thence with the same, South 89 degrees 50' East 75 feet to the beginning.
>
> Being the same property conveyed to William A. Moore, et ux. by deed of Tom C. Harlin, et ux. of record in Book 3854, page 115, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David L. Swain and wife, Susan Moore Swain, their heirs and assigns, forever.

And we do covenant with the said David L. Swain and wife, Susan Moore Swain, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by taxes for the year 1974, restrictive covenants and easements as of record in Book 1787, page 427, and as shown on the plan of record in Book 1835, page 37, Register's Office

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Address New Owner(s) and Send Tax Statements to:
David L. Swain
74 Peachtree Street
Nashville, Tennessee 37211

) Map 119-6
) Par. 136
) 6 DA 15143

mail

of Davidson County, Tennessee, all existing highway, roadway and utility easements and such state of facts as an accurate survey would disclose.

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 David L. Swain and wife, Susan Moore Swain, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 3 day of July, 1974.

JUL-5 CONV 9,500.00
JUL-5 S'TAX A* 24.70
JUL-5 PR'FEE A* .50
JUL-5 W'DEED A* 4.00 * 29.20

William A. Moore

Bertie R. Moore

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Peggy D Hood, a Notary Public in and for said State and County, the within named WILLIAM A. MOORE AND WIFE, BERTIE R. MOORE, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 3 day of July, 1974.

Peggy D Hood
Notary Public

My commission expires:
4-28-75

IDENTIF. REFERENCE

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
JUL 5 9 41 AM '74

C61806

STATE OF TENNESSEE, WILLIAMSON COUNTY

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transfferred, whichever is greater is $9500.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant William A Moore

Subscribed and sworn to before me this the 3 day of July 1974

My commission expires: 4-28-75 Peggy D Hood
Notary Public.