BOOK 4837 PAGE 798

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,209.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1974

Notary Public

MY COMMISSION EXPIRES: August 14, 1976

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Barrett, Brandt & Barrett, P.C. 9th Floor, Third Nat'l Bank Bldg., Nashville
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald E. Polk, et. ux. (NAME) | First & Mid-South Mtge. Co. (NAME) | 84-12 |
| 2601 Lincoya Drive (STREET ADDRESS OR ROUTE NUMBER) | 410 Union St., P.O. Box 2568 (STREET ADDRESS) | Par 91 |
| Donelson, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP) | |

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, John Franklin Swanson and wife, Fredda Lee Swanson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Eugene Polk and wife, Evonne Newkirk Polk

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 Lot. No. 69 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County. Said lot fronts 139.8 feet on the southerly side of Lincoya Drive and runs back 299 feet on the easterly line and 280.5 feet on the westerly line to a dead line, which is the northerly right of way line of the Tennessee Central Railroad, measuring 140.6 feet thereon.

Being the same property conveyed to John Franklin Swanson and wife, Fredda Lee Swanson, by deed from J. E. Ragan and wife, as of record in Book 3892, page 959, said Register's Office.

This conveyance is made subject to any and all restrictive convenants and easements applicable to the above described property.

unimproved ( )
This is improved (X) property, known as 2601 (House Number) Lincoya Drive, (Street) Madison, (P. O. Address) Tennessee (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 hand s this 24th day of July, 19 74

John Franklin Swanson

Fredda Lee Swanson

STATE OF TENNESSEE
Davidson County

BOOK 4837 PAGE 799

Personally appeared before me, James R. Kniffen, a Notary Public in and for said County and State, the within named John Franklin Swanson and wife Fredda Lee Swanson

the 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 24th day of July, 19 74

Commission expires August 14, 1976

James R. Kniffen
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

C 6 4 6 5 1

WARRANTY DEED

FROM
John Franklin Swanson

et. ux.

TO
Ronald Eugene Polk

et ux

IDENTIF. REFERENCE

JUL 25 11 42 AM '74

FELIX Z. WILSON CL REGISTER
DAVIDSON COUNTY, TENN.

JUL 25 74 CONV 25,209.52
JUL 25 74 S'TAX A* 65.52
JUL 25 74 PR'FEE A* .50
JUL 25 74 W'DEED A* 4.00 * 70.02

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.