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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Joe T. Swafford Et Ux

TO
Charlotte Ann Nixon

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charlotte Ann Nixon (NAME) | Security Federal Savings & Loan (NAME) | 70-2-27 |
| 2814 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER) | 2700 Franklin Road (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

NOV 7 9 20 AM '74

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

C 7 7 3 9 0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,762.71 Charlotte Ann Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF November 1974.

Notary Public

MY COMMISSION EXPIRES: 1-[illegible]-78

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by CHARLOTTE ANN NIXON, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Charlotte Ann Nixon to pay the unpaid balance of a loan in the original amount of $$12.800.00, secured by Deed of Trust of record in Book 4844, page 973, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

JOE T. SWAFFORD and wife, CHRISTINE P. SWAFFORD

have bargained and sold, and by these presents do transfer and convey unto the said CHARLOTTE ANN NIXON, unmarried

her 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 parts of Lots Nos. 12 and 13 of the Sarah McIntosh's Subdivision of lots in the old Daniel Young Tract of land in the old 23rd Civil District of Davidson County, Tennessee, a plan of which is of record in Book 332, page 71, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of the New Highway where W.W. Coomer and wife, Evie L. Coomer's northerly line intersects same; thence south 89°east with said Coomer's line, 535 feet, more or less, to a point in the southeasterly line of said Lot No. 13; thence north 55 1/2° east 150 feet, more or less, to a point in the southeasterly line of said Lot No. 13; thence south 89° west and parallel with and 100 feet northerly from said Coomer's northerly line and 200 feet northerly from and parallel with the southern line of Lots Nos. 12 and 13, 639 feet, more or less, to a point in the easterly margin of said New Highway; thence south 22 1/2° west and with the easterly margin of said Highway, 108.5 feet, more or less, to the beginning.

BEING the same property conveyed to Joe T. Swafford and wife, Christine P. Swafford by deed from Benton Lee Toney and wife, Rubye Toney, of record in Book 4841, page 409, said Register's Office.

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This is unimproved ( ) improved (X) property, known as 2814 Buena Vista Pike (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLOTTE ANN NIXON, unmarried her heirs and assigns, forever.

And we do covenant with the said CHARLOTTE ANN NIXON, unmarried 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., except as of record.

And we, Joe T. Swafford and wife, Christine P. Swafford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLOTTE ANN NIXON her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6th day of November, 1974

JOE T. SWAFFORD

CHRISTINE P. SWAFFORD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe T. Swafford and wife, Christine P. Swafford 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 6th day of November, 19 74

Notary Public.

Commission expires 1-31-78

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 authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

NOV-7? CONV 16.762.71
NOV-7? S TAX A* 43.68
NOV-7? FEE A* .50
NOV-7? W DEED A* 4.00 * 48.18

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires