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IDENTIF. REFERENCE

JAN 6 8 31 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4879 PAGE 277

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Jan 19 75

Notary Public

MY COMMISSION EXPIRES: 4/9/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alf Adams, Jr., Attorney, 300 James Robertson Parkway, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Swann et ux (NAME)	Security Federal Savings & Loan (NAME)	Map 118-8
2420 Eugenia Avenue (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Parcel 84
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	6DA-26985

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, William H. Todd and wife, Davella Todd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Swann and wife, Doris C. Swann

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:

Being Lot No. 76 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 76 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William H. Todd and wife, Davella Todd by deed from Fred H. Todd and wife, Cora Lee Todd, of record in Book 3280, page 42, Register's Office for said County.

JAN-6 75	CONV	13,150.00			
JAN-6 75 S'TAX			A*	34.06	
JAN-6 75 PR'FEE			A*	.50	
JAN-6 75	W'DEED		A*	4.00	* 38.56

This is unimproved (X) improved ( ) property, known as 2420 Eugenia Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (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 2nd day of January, 19 75

William H. Todd

Davella Todd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, the within named William H. Todd and wife, Davella Todd

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 2nd day of January 1975

Commission expires 8/2/76

Patrick J McGuigan
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

William H. Todd and wife,

Davella Todd

TO

Charles A. Swann and wife,

Doris C. Swann

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.