PLEASE MAIL To Joe Swafford JR
1413 SUMNER AVE
NASHVILLE
TENN

FORM NO. WD-1

BOOK 4915 PAGE 219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9950

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 1974

Notary Public

MY COMMISSION EXPIRES: 11/28/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Swafford, Jr., et ux (NAME)	SAME (NAME)	27W 15550
1413 Sumner Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 331

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, Floyd David Bell and wife, Martha Bell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Swafford, Jr., and wife, Frances Katherine Swafford

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. 24 on the Plan of the Subdivision of the Weakley Home Place, as of record in Plan Book 421, page 56, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly side of Sumner Avenue, the common corner of Lots Nos. 24 and 25; thence westwardly with the northerly margin of Sumner Avenue, 100 feet to an alley; thence northeastwardly with the easterly margin of said alley, 154.1 feet to the southerly margin of another alley; thence eastwardly with the southerly margin of said alley, 64.5 feet to the westerly line of said Lot No. 25; thence southwardly with the line between said Lots 24 and 25, 150 feet to the point of the beginning.

BEING the same property conveyed to Floyd David Bell and wife, Martha Bell by deed from Jimmy F. Hale and Hugh Don Wells, of record in Book 4753, page 759, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on two notes: (1) to Harris Gilbert and Pauline Gilbert, of record in Book 4474, page 909, said Register's Office; and (2) to Jimmy F. Hale and wife, Anne Hale, of record in Book 4753, page 759, said Register's Office.

Jimmy F. Hale and wife, Ann Hale, join in the execution of this instrument for the express purpose of expressing their consent to the reduction of the monthly payments on the note secured by the lien in the deed of record in Book 4753, page 759, said Register's Office, from $39.50 per month to $25.00 per month.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1413 Sumner 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 hands this 4th day of January, 19 74

Floyd David Bell

Martha Bell

X Jimmy F. Hale
Jimmy F. Hale

X Ann Hale
Ann Hale

BOOK 4915 PAGE 220

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd David Bell and wife, Martha Bell and Jimmy F. Hale and wife, Ann Hale

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 4th day of January, 19 75

Commission expires 2/19/75

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
FLOYD DAVID BELL, ET UX, ET AL

TO
JOE SWAFFORD, JR., ET UX

C 99520

T

IDENTIF. REFERENCE

MAY 23 9 22 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY23 75	CONV	*9,950.00			
MAY23 75	S'TAX		A*	25.74	
MAY23 75	PR'FEE		A*	.50	
MAY23 75	W'DEED		A*	4.00	* 30.24