THIS INSTRUMENT WAS PREPARED BY: JAMES C. SUMMERS, Attorney at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

mail TO

BOOK 4916 PAGE 44

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel #
Esther Mae Swindell	SAME	104-15
2018 Sweetbriar Ave.		444
Nashville, Tenn. 37212		

FOR AND IN CONSIDERATION of the sum of Seven Thousand ($7,000.00) Dollars and other good and valuable considerations, receipts of which are hereby acknowledged, I,

ROY G. SWINDELL,

have bargained and sold and by these presents do transfer and convey to,

ESTHER MAE SWINDELL,

her heirs, and assigns, my one third (1/3) interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

House and lot and 2018 Sweetbriar Avenue, Nashville, Tennessee, being Lot #11 of the Crutcher Subdivision of Hostettler's Subdivision of Bain Lots #'s 1, 2 & 3. This property fronts 60 ft. on the north side of Sweetbriar Avenue and has a depth of 165 ft.

Being the same property inherited by Roy Gardner Swindell upon the death of his mother, Sarah Lauderdale Swindell, and conveyed to Esther Mae Swindell by deed from Roy G. Swindell, dated April 14, 1962, as of record in Book 3372, Page 523, Register's Office for Davidson County, Tennessee.

The above described property being further divided by order of the First Circuit Court of Davidson County [redacted], said order being of record in Minute Book 135 C, Page 869 divesting title from both parties and reinvesting an undivided 2/3 interest in Esther Mae Swindell and a 1/3 undivided interest into Roy Gardner Swindell.

This is improved property known as 2018 Sweetbriar Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ESTHER MAE SWINDELL, her heirs and assigns forever. I do covenant with the said ESTHER MAE SWINDELL that I am lawfully seized and possessed of a 1/3 interest in said land in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind my heirs and representatives to warrant and forever defend the title to my 1/3 interest in said land to the said ESTHER MAE SWINDELL against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of APRIL, 1975.

Roy G. Swindell
ROY G. SWINDELL

C 99872

IDENTIF. REFERENCE

MAY 27 3 58 PM '75
ELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

STATE OF ~~TENNESSEE~~ KENTUCKY)
COUNTY OF ~~DAVIDSON~~ JEFFERSON)

Personally appeared before me, Roy G. Swindell, a Notary Public in and for said County and State, the within named, Roy G. Swindell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Kentucky, this 29th day of April, 1975.

Brenda Kay Searcy
NOTARY PUBLIC

My Commission Expires: 12/27/76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00.

Subscribed to and sworn before me this 27th day of May, 1975.

J C Summers
AFFIANT

William H. Pomeran
NOTARY PUBLIC

My Commission expires: October 1977

NOTARY PUBLIC STATE OF TENNESSEE LARGE

MAY27'75	CONV	*7,000.00			
MAY27'75	S'TAX		A*	18.20	
MAY27'75	PR'FEE		A*	.50	
MAY27'75	W'DEED		A*	4.00	* 22.70