WARRANTY DEED

BOOK 4925 PAGE 667

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James W. King et ux (NAME)	Security Federal Savings & Loan (NAME)	
402 Rosehill Court (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	25-7
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	34 Pw

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, H. A. Swift and wife, Margaret C. Swift,

have this day bargained and sold, and do hereby transfer and convey unto the said

James W. King and wife, Wilma I. King, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 47 in Ranchwood Estates, Section III, as of record in Book 3300, page 59 in the Register's Office for said County.

Said lot No. 47 fronts 173.96 feet on the northeasterly side of Rosehill Court and runs back between lines 284.2 feet on the southerly line and 177.56 feet on the northerly line to a dead line in the rear, on which it measures 215.8 feet.

Being the same property conveyed to H. A. Swift and wife, Margaret C. Swift, by deed from David T. Coots and wife, Marguerite C. Coots, of record in Book 4414, page 541, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3398, page 479, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities, an anchor easement on the southerly corner, a 40-foot minimum building setback line from Rosehill Court, and conditions of owners's certificate, as shown on plan of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,500.00

Subscribed and sworn to before me, this the 20th day of June, 1975.

Affiant James W King

My commission expires April 29, 1979 (Affix Seal)

Notary Public Hugh J Buckley

unimproved ( )
This is improved (X) property, known as 402 Rosehill Court, Goodlettsville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James W. King and wife, Wilma I. King, their

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for the 1975 taxes, which have been pro-rated and assumed by the grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. King and wife, Wilma I. King, their heirs and assigns, *against the lawful claims of all persons.*

Witness our hand S this 20th day of June, 1975.

H. A. Swift

Margaret C. Swift

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HUGH T. BRADLEY, a Notary Public in and for said County and State, H. A. Swift and Margaret C. Swift the within named 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 20th day of June, 19 75.

Hugh T. Bradley
Notary Public

Commission Expires April 29, 1979

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.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission expires.....

JUN 23 75	CONV	67,500.00			
JUN 23 75	S TAX		A*	175.50	
JUN 23 75	PR FEE		A*	.50	
JUN 23 75	W DEED		A*	4.00	* 180.00

WARRANTY DEED

FROM H. A. Swift et ux

TO James W. King et ux

D 0 3 9 4 3

IDENTIF. REFERENCE

JUN 23 2 14 PM '75

FELIX A. NICHOLSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238