This instrument prepared by:
John W. Kelley, Atty.
Nashville, Tennessee

WARRANTY DEED

BOOK 4951 PAGE 997 FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-14-64	Mr/Mrs Douglas W. Swenson	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-60032	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 716 Harpeth Bend Drive	LOAN OR ACCOUNT NO. 700808-1 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest on a certain note, dated June 18, 1974, in the original principal sum of $30,000.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Richard M. Sommers and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4836, page 492,

RICHARD MARTIN SOMMERS and MAXIE R. SOMMERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS W. SWENSON and wife, CAMILLA C. SWENSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 219 on the Plan of Harpeth Valley Park, Section II, as of record in Book 3700, page 129, described as follows:

BEGINNING on the easterly margin of Harpeth Knoll Road, at the corner of Lots 218 and 219; thence with a slight curve, in a southerly direction 149.2 feet to a monument; thence with a curve in a southeasterly direction 39.27 feet to a monument in the northerly margin of Harpeth Bend Drive; thence northeasterly with the Drive, 106.5 feet to the corner of Lots 219 and 220; thence northwesterly with the line of said lot, 120.6 feet to the corner of Lots 218, 219 and 220; thence with the line between Lots 218 and 219 in a westerly direction 109.1 feet to the beginning.

Being the same property conveyed to Richard Martin Sommers and Maxie R. Sommers, by deed from W. Quency Scruggs and wife, Lucile N. Scruggs as of record in Book 4836, page 490 and re-recorded in Book 4847, page 608.

This conveyance is made subject to restrictions in Book 3857, page 858 which were made applicable to the land in question by instrument in Book 4148, page 696.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1975 taxes which Grantees agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of September, 1975.

Richard M. Sommers

Maxie R. Sommers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard M. Sommers and Maxie R. Sommers 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 the 15th day of September, 19 75.

Mary Ann Selley
Notary Public

My commission expires: 8/20/78

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,753.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 75

MY COMMISSION EXPIRES: 8/20/78 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM RICHARD SOMMERS, ET AL

TO DOUGLAS SWENSON AND WIFE

D 16060

IDENTIFICATION REFERENCE

SEP 18 10 27 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEP 18 75 CONV 40,753.99
SEP 18 75 S'TAX A* 106.09
Before me, SEP 18 75 PR'FEE _____, a Notary Public in and for the State and County
aforesaid, personally appeared SEP 18 75 W'DEED _____ and * 4.00 * 110.58
with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public