ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carl E. Swaney and wife,	Same BOOK 4996 PAGE 106	
Dorothy J (NAME) Swaney	(NAME)	145-C
1833 Laurel Ridge		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One Hundred Forty-five Thousand ($145,000.00) ---------- DOLLARS,

FEB 11 76	CONV	90,000.00			
FEB 11 76	CONV	55,000.00			
FEB 11 76	S'TAX		B*	377.00	
FEB 11 76	PR'FEE		B*	.50	
FEB 11 76	W'DEED		B*	6.00	* 383.50

Seth M. Smith and wife, Elynor W. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Carl E. Swaney and wife, Dorothy J. Swaney

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of Laurel Ridge, Section 3, as of record in Book 3600, page 9, Register's Office of Davidson County.

Said Lot No. 27 fronts 158 feet on the southeasterly side of Laurel Ridge Drive and extends back 489.9 feet on the northeasterly line and 455.4 feet on the southwesterly line to a dead line, which is a broken line, measuring 467.6 feet thereon, containing 3.02 acres, more or less.

Being the same property conveyed to Seth M. Smith and wife, Elynor W. Smith, by deed from Joseph H. Allen and wife, Bettye J. Allen, of record in Book 4029, page 687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. A ten-foot utility and drainage easement along real line of premises; anchor easement at northeast and southwest corner of premises; and conditions of owner's certificate, as shown on the plan of record in Book 3600, page 9 of the Register's Office for Davidson County, Tennessee.
2. Restrictive covenants contained in deed from Ewel Neil and wife to Bruce F. Henderson and wife, dated September 17, 1968 of record in Book 1639, page 329, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in deed from A & N Development Corporation to Joseph H. Allen and wife Bettye J. Allen, of record in Book 3648, page 552, Register's Office of Davidson County, Tennessee.
4. Easement for roads granted by John Overton and wife to Martha N. Noel, of record in Book 723, page 610, Register's Office of Davidson County, Tennessee. (Continued, see attachment)

This is unimproved ( ) improved (X) property, known as 1833 Laurel Ridge, (House Number) (Street)

Nashville, Tennessee (P. O. Address) (City or Town) 37215 (Zip Code)

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.

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.

Witness our hands this 20th day of January, 19 76.

Seth M. Smith

Elynor W. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, M. F. Knox, Jr., a Notary Public in and for said County and State, the within named Seth M. Smith & Elynor W. Smith

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 Brentwood, TN, this 20th day of Jan, 19 76.

My commission expires 5-24-79 Notary Public M F Knox J
Notary Public @ Large

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 145000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Virginia P Phillips

Sworn to and subscribed before me this 11th day of February, 1976.

My commission expires Notary Public J. Head
Dep. Register

This instrument was prepared by:
William H. Barr
HARWELL BARR MARTIN & SLOAN
4th Floor, Home Federal Bldg.
Nashville, Tennessee 37219
Name Address
mail

WARRANTY DEED

FROM

Seth M. Smith and wife, Elynor W. Smith

TO

Carl E. Swaney and wife, Dorothy J. Swaney

D 35731

IDENTIF. REFERENCE

FEB 11 1 37 PM '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Restrictive covenants, continued:

5. Restrictive covenants contained in deed from Joseph H. Allen and wife Bettye J. Allen to Seth M. Smith and wife Elynor W. Smith of record in Book 4029, page 687, Register's Office for Davidson County, Tennessee.

6. Taxes for 1976 a lien, but not yet due and payable.