THIS INSTRUMENT PREPARED BY: Sloan Realty & Auction
1799-B N. Gallatin Road
Madison, Tn. 37115

WARRANTY DEED

BOOK 5009 PAGE 653

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie W. Swann et ux	Mortgage Associates, Inc.	MAP 34-13
(NAME)	(NAME)	
457 Janette Avenue	1835 Savoy Drive, N. E.	PAR. 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072	Atlanta, Georgia 30341	M.P
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN DOLLARS AND NO/100----------
----------($10.00)---------- *Dollars,*

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

We, Alton L. Lassiter and wife, Kathy L. Lassiter

have this day bargained and sold, and do hereby transfer and convey unto the said Willie W. Swann and wife, Flo Ella Swann

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Gateway, Section I, as of record in Book 3300, page 40, Register's Office for said County.

Said Lot fronts 68 feet on the southerly side of Janette Avenue, and extends back 164.5 feet more or less on the northerly line and 199.2 feet more or less on the southerly line, to Dry Creek and measures 105 feet.

Being the same property conveyed to Alson L. Lassiter and wife, Kathy Lassiter, by deed from Paris Brewer, Jr., and wife, Linda G. Brewer, of record in Book 4761, page 863, 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 $ 23,383.41

Subscribed and sworn to before me, this the 27th day of March 19 76

Affiant

My commission expires May 1, 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 457 Janette Avenue, Goodlettsville, Tn. 37072
(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
Willie W. Swann and wife, Flo Ella Swann
their *(successors), 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 first mortgage with Mortgage Associates

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Willie W. Swann and wife, Flo Ella Swann
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 27th *day of* March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alton L. Lassiter Jr.
ALTON L. LASSITER

Kathy L. Lassiter
KATHY L. LASSITER

BOOK 5009 PAGE 654

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Sloan, *a Notary Public in and for said County and State,* Alton L. Lassiter and wife, Kathy L. Lassiter

*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 Madison *Tennessee, this* 27th *day of* March, *19* 76

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

A. C. Sloan *Notary Public*

Commission expires May 1, 1976

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 .....

WARRANTY DEED

FROM

ALTON L. LASSITER ET UX

TO

WILLIE W. SWANN ET UX

FLO ELLA SWANN

D 42123

IDENTIF. REFERENCE

MAR 29 1 35 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

MAR 29 76	CONV	23,383.41				
MAR 29 76	S'TAX		B*	60.84		
MAR 29 76	PR'FEE		B*	.50		
MAR 29 76	W'DEED		B*	4.00	*	65.34