BOOK 5033 PAGE 682 Loan # 110972-0

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Swartzbaugh, et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION (NAME)	Map 116-8A
35 Concord Park Road (STREET ADDRESS OR ROUTE NUMBER)	4th Avenue at Union St. (STREET ADDRESS)	Parcel 35
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, TN (CITY) (ZONE) (STATE)	FB#7DA-53001

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

and other good and valuable consideration, the receipt of which is hereby acknowledged,

WALTER R. BENNEYWORTH and wife, DOROTHY B. BENNEYWORTH

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN D. SWARTZBAUGH and wife, SHIRLEY C. SWARTZBAUGH, their ~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a certain building site identified as No. 35, as shown on the Plan of Sugartree Phase 1, as of record in Book 4675, page 141, Register's Office for said county.

Being the same property conveyed to Walter R. Benneyworth and wife, Dorothy B. Benneyworth, by deed from Sugartree Properties, Inc., of record in Book 4957, page 629, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the 8th day of June 19 76

Affiant Shirley C. Swartzbaugh

My commission expires: (Affix Seal) Notary Public Gail Ingersoll

This is unimproved ( ) improved (XX) property, known as 35 Concord Park East Road, Nashville, TN
(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 JOHN D. SWARTZBAUGH and wife, SHIRLEY C. SWARTZBAUGH, their ~~heirs~~ *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN D. SWARTZBAUGH and wife, SHIRLEY C. SWARTZBAUGH, their ~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 8th *day of* June, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy B. Benneyworth

Walter R. Benneyworth

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Walter R. Benneyworth and wife, Dorothy B. Benneyworth

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 8th day of June, 19 76.

Hail Amorette Notary Public

My commission expires

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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-9%	CONV	90,000.00			
JUN-9%	CONV	15,000.00			
JUN-9%	S'TAX		B*	273.00	
JUN-9%	PR'FEE		B*	.50	
JUN-9%	W'DEED		B*	4.00	* 277.50

Loan # 110972-0

WARRANTY DEED

FROM

WALTER R. BENNEYWORTH, ET UX

TO

JOHN D. SWARTZBAUGH, ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 53006

IDENTIF. REFERENCE

JUN 9 3 15 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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