WARRANTY DEED

BOOK 5054 PAGE 388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward James Swenson et ux	Guaranty Mortgage Company	5DU-59700
(NAME)	(NAME)	
186 Brenda Court		148-14-130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Guaranty Mortgage Company, which note is secured by a deed of trust of record in Book 4583, page 495, Register's Office for Davidson County, Tennessee.

Lanny H. Waller and wife, Sandra R. Waller

have this day bargained and sold, and do hereby transfer and convey unto the said Edward James Swenson and wife, Joyce

their *(successors), heirs and assigns,*

certain real estate in County, Tennessee, as follows:

Land in Davidson County, Tennessee:

Being Lot No. 248 on the Plan of Colewood Acres, Section 4-A, of record in Book 4300, page 105, Register's Office for said County.

Said Lot No. 248 fronts 88 feet on the northerly side of Brenda Court and extends back 143 feet on the easterly line and 103 feet on the westerly line to a dead line, which is a broken line, measuring 83.06 feet thereon.

Being the same property conveyed to Lanny H. Waller and wife, Sandra R. Waller by deed from Bill Wheeler Construction Company, Inc., of record in Book 4583, page 493, 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 $ 26,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of August 19 76

Notary Public

My commission expires: August 3, 1980 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 186 Brenda Court (House Number) (Street) Nashville 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 Edward James Swenson and wife, Joyce their *(successors), heirs and assigns forever.* they *covenant that* they 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* Edward James Swenson and wife, Joyce their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* August, 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.*

Lanny H. Waller

Lanny H. Waller

Sandra R. Waller

Sandra R. Waller

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, Lanny H. Waller and wife, Sandra R. Waller

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 5th day of August, 19 76.

Carolyn Barnes Notary Public

Commission expires August 3, 1980

CAROLYN BARNES NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF }

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 ...

THIS INSTRUMENT WAS PREPARED BY: Fred E. Cowden, Jr.
Suite 101, Belle Meade Office Park
4515 Harding Road
Nashville, Tennessee 37205

D61954

IDENTIF. REFERENCE

AUG 5 2 31 PM '76

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

AUG-5%	CONV	36,000.00			
AUG-5% S'TAX			B*	93.60	
AUG-5% PR'FEE			B*	.50	
AUG-5%	W'DEED		B*	4.00	* 98.10

WARRANTY DEED

FROM
Lanny H. Waller and wife
Sandra R. Waller

TO
Edward James Swenson and wife
Joyce

TITLE INSURED BY POLICY NUMBER:
43-013-3664F

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York