FORM NO. WD-1

BOOK 5054 PAGE 530

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 76

Notary Public

MY COMMISSION EXPIRES: 11-25-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Swift (NAME)	National Mortgage Co. (NAME)	74-16-109
5013 Bonnahill Dr. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	4D-32620
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38118 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Horace E. Knoch, Jr., and wife, Caroline D. Knoch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Swift and wife, Mary R. Swift

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of Hermitage Hills, Section V, as of record in Book 3300, pages 1 and 2 Register's office for said County and State.

Said Lot No. 376 fronts 82.5 feet on the southerly side of Bonnahill Drive, and extends back 151.6 feet on the easterly line and 150.8 feet on the westerly line, to a dead line in the rear on which it measures 83 feet thereon.

Being the same property conveyed to Horace E. Knoch, Jr., and wife, Caroline D. Knoch by deed from John H. Swift and wife, Mary Rohling Swift, as of record in Book 5041, page 842, said Register's Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 30, 1976, and filed for record July 2, 1976, in the office of recorder of deeds of Davidson County, TN., in Book 5041, page 844, and note of even date thereby secured, in the original principal amount of $37,000.00, payable to National Mortgage Co., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Horace E. Knoch, Jr., and wife, Caroline D. Knoch under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extend of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.(*over)

This is unimproved ( ) improved (X) property, known as 5013 Bonnahill Drive, Hermitage, TN. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 4th day of August, 19 76

X Horace E. Knoch Jr.

X Caroline D. Knoch

STATE OF TENNESSEE
Davidson County

BOOK 5454 PAGE 531

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horace E. Knoch, Jr., and wife, Carolina D. Knoch

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 4th day of August 1976

Commission expires 11-18-78

Stacy Beko
Notary Public

STACY BOLES NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM Horace E. Knoch, Jr. et ux

TO John H. Swift et ux

D 62028
D62028
IDENTIF. REFERENCE

AUG 6 9 11 AM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

*The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

AUG-6-76	CONV	38,000.00			
AUG-6-76 S'TAX			B*	98.80	
AUG-6-76 PR'FEE			B*	.50	
AUG-6-76	W'DEED		B*	4.00	* 103.30

[illegible]