BOOK 5068 PAGE 723

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,250.00

D. W. Swindle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 1976.

Notary Public

MY COMMISSION EXPIRES: 1-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. W. Swindle (NAME)	J. B. Dixon (NAME)	27W 19215
951 Seymour Avenue (STREET ADDRESS OR ROUTE NUMBER)	137 Dodge Drive (STREET ADDRESS)	82-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	289

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, Howard T. Rose et ux Kittie Rose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. W. Swindle

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. 10 on the Plan of Hooker's Addition to East Nashville, as of record in Book 57, Page 131, Register's Office for said County.

SAID Lot No. 10 fronts 55 feet on the northerly side of Seymour Avenue and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Howard T. Rose et ux Kittie Rose by deed from Floyd W. Gregory et ux Pearl E. Gregory as of record in Book 4642, Page 649, Register's Office, Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a not secured by a vendor's lien retained in the installment deed to Floyd W. Gregory and wife, Pearl E. Gregory from J. B. Dixon and wife, Bessie E. Dixon of record in Book 3619, Page 246, Register's Office for Davidson County, Tennessee.

This convyeance is made subject to all restrictions and easements as of record in the Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 951 Seymour Avenue, Nashville, Tennessee
(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 7th day of September, 1976

Howard T. Rose

Howard T. Rose

Kittie Rose

Kittie Rose

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard T. Rose et ux Kittie Rose

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 3rd day of September 19 76

Commission expires 1-29-79

Earl E. Morell
Notary Public

EARL E. MORELL NOTARY PUBLIC STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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

D 68054

WARRANTY DEED

FROM
Howard T. Rose et ux

TO
Kittie Rose
D. W. Swindle

IDENTIF. REFERENCE

SEP 16 8 58 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

SEP 16 76	CONV	*9,250.00			
SEP 16 76	S'TAX		B*	21.32	
SEP 16 76	PR'FEE		B*	.50	
SEP 16 76	W'DEED		B*	4.00	* 25.82