This Form furnished by Attorneys Title Company, Inc.

BOOK 5075 PAGE 32

Form No. WD-2

FROM [illegible]
Nathaniel Shelton and wife,
Shirley Shelton

TO
Linda C. Bailey and
Christine P. Swafford, a partnership

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use
This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda C. Bailey and	Guaranty Mortgage Company	Map 59-5
Christine P. Swafford (NAME)	(NAME)	
3056 Sunnyview Drive	First American Center	Par 281
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

Oct 5 8 37 AM '76

FELIX Z. MI... IN IT REGISTER
DAVIDSON COUNTY, TENN.

D71000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,415.32 Linda C. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1976.

Notary Public

MY COMMISSION EXPIRES: 1-

(AFFIX SEAL)

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of --------TEN AND NO/100 DOLLARS----------

----------($10.00)---------- DOLLARS

cash in hand paid by Linda C. Bailey and Christine P. Swafford, a partnership, and other good and valuable consideration, receipt of which is hereby acknowledged and the agreement by the said Linda C. Bailey and Christine P. Swafford to assume and agree to pay the unpaid balance of loan in the original principal amount of $25,900.00 to Guaranty Mortgage Company of Nashville, secured by a deed of trust of record in Book 4814, page 405, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

NATHANIEL SHELTON and wife, SHIRLEY SHELTON,
Grantors have bargained and sold, and by these presents do transfer and convey unto the said
LINDA C. BAILEY and CHRISTINE P. SWAFFORD, a partnership, 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. 285 on the Plan of Buena Vista Estate, Section 6 of record in Plan Book 4460, page 85, Register's Office for said County.

Said Lot No. 285 fronts 65 feet on the northwesterly side of Sunnyview Drive and extends back 182.2 feet on the northeasterly line and 207.1 feet on the southwesterly line to a dead line measuring 79.94 feet thereon.

Being the same property conveyed to Nathaniel Shelton and wife, Shirley Shelton by deed from A & R Builders of record in Book 4814, page 403, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4460, page 85, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Sunnyview Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot. Restrictive covenant contained in instrument of record in Book 4620, page 866, said Register's Office.

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This is {unimproved ( ) / improved (X)} property, known as 3056 Sunnyview Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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., EXCEPT AS OF RECORD.

And Grantors 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.

Witness our hands this first day of October, 1976

Nathaniel Shelton
(NATHANIEL SHELTON)

Shirley Shelton
(SHIRLEY SHELTON)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathaniel Shelton and wife, Shirley Shelton the bargainors, 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 1st day of Oct., 1976.

CLYDE P. HOWARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public.

Commission expires 1-31-76

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 ....., 26,415.32

Witness my hand and seal, at office in .....,
this ..... day of .....

OCT-5 STAX B* 68.64
OCT-5 RTAX B* .50
OCT-5 RECD B* 4.00 * 73.14

....., Notary Public.

Commission expires .....