FORM NO. WD-1

BOOK 5085 PAGE 663

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,500.00 Audra D. Swan Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER 1976.

Notary Public

MY COMMISSION EXPIRES: 6

(AFFIX SEAL)

"SPECIAL WARRANTY DEED"

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
Audra D. Swan (NAME)	Mortgage Associates, Inc. (NAME)	15D 08715
1204 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	MAP 72-7
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	PARCEL 61

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, William C. Phillips, Jr., Executor of Mary Lou Saunders Estate

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

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:

BEING Lot No. 19 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Mary L. Saunders by deed from Myrtle S. Phillips, et al, of record in Book 4237, Page 467, Register's Office, Davidson County, Tennessee. The said Mary L. Saunders having since deceased.

I, William C. Phillips, Jr., Executor of the estate of Mary Lou Saunders, being empowered by the Probate Court of Davidson County, Tennessee, do warrant and will defend such title as passes to me as Executor, but no further.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is (X) unimproved ( ) improved property, known as 1204 Kirkland Avenue (House Number) (Street) Nashville, Tennessee 37216 (P. O. Address) (City or Town) (Postal Zip)

[illegible] GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land [illegible] that we have a good right to convey it, and the same is unencumbered, unless otherwise noted herein, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the same to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5TH day of NOVEMBER, 19 76

William C. Phillips, Jr., Executor
of Mary Lou Saunders Estate

: William C. Phillips, Jr. Executor

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Phillips, Jr., Executor

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5TH day of NOVEMBER, 1976

Commission expires 1-21-80

Notary Public

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 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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
William C. Phillips, Jr., Executor
of Mary Lou Saunders Estate

TO
Audra D. Swan

D 76017

IDENTIF. REFERENCE

Nov 8 11 47 AM '76

REGISTER

NOV 8% CONV 17,500.00
NOV 8% S'TAX B* 87.50
NOV 8% PR'FEE B* .50
NOV 8% W'DEED 4.00 * 50.00