File Box 7

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This instrument prepared by John T. Conners, Jr. Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, Tn

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles T. Swindle, et al	Same	Map 34-11
(NAME) Box 283	(NAME)	Par. 14
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville Tenn	(STREET ADDRESS)	10D 41480
(CITY) (P. O. ZONE) (STATE) 37072	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ESTELLE CHANEY, also known as Estelle B. Chaney, a widow, and JAMES L. BROWN, Grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ CHARLES T. SWINDLE and ROY DON NIXON, Grantees, their

~~XXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING Lots Nos. 3, 4 and 5 of Block No. 8 on the Map of Edenwold Center Subdivision, as of record in Book 421, page 128, Register's Office for said County.

SAID Lots Nos. 3, 4 and 5 front 25 feet each on the southerly side of a County Road, running between said property and the Louisville & Nashville Railroad and run back between parallel lines 100 feet, more or less, to an alley.

BEING the same property conveyed to Mrs. Carrie B. Brown, by deed from Hazel H. Loventhal, a widow, of record in Book 2195, page 55, Register's Office for Davidson County, Tennessee. The said Mrs. Carrie B. Brown, having since died and devised said property to devisees under her will of record in Will Book 117, page 742, Probate Court Clerk's Office for Davidson County, Tennessee.

HELEN M. BROWN joins in this conveyance for the purpose of conveying any marital rights she may have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of November, 19 76

Notary Public

My commission expires March 28 1980
(Affix Seal)

This is unimproved (X) improved property, known as ..... (House Number) ..... (Street) ..... 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 Grantees, their ~~XXXXX~~ *heirs and assigns forever.* Grantors *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 unincumbered* except for Rights of Louisville & Nashville Railroad or any other railroad to a right-of-way over said real estate as set out in deeds of record in Book 508, page 588, and Book 612, page 548,* Grantors *further covenant and bind* themselves, their ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 27th day of November, 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.*

Estelle Chaney
ESTELLE CHANEY, also known as Estelle B. Chaney

James L. Brown
JAMES L. BROWN

*Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne A. McGuigin, a Notary Public in and for said County and State, Estelle Chaney, also known as Estelle B. Chaney, James L. Brown, and Helen M. Brown

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 24th day of November, 19 76.

Anne A. McGuigin
Notary Public

Commission expires May 28, 1980

ANNE A. McGUIGIN NOTARY PUBLIC DAVIDSON COUNTY

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.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

NOV 24 76	CONV	*8,000.00			
NOV 24 76	S'TAX		B*	20.80	
NOV 24 76	PR'FEE		B*	.50	
NOV 24 76	W'DEED		B*	4.00	* 25.30

WARRANTY DEED

FROM

TO

D 78503

IDENTIF. REFERENCE

Nov 24 11 45 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238