BOOK 5145 PAGE 162

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JOE T. SWAFFORD AND WIFE,

CHRISTINE P. SWAFFORD

TO

JOHN W. WAUFORD AND WIFE,

MATTIE LOU WAUFORD

For draftsman's use
Prepared by: Mail
Holland & Christensen, Attys.
2016 Parkway Towers
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Wauford & wife,	Commerce Union Bank	Map 91-5
Mattie Lou (NAME) Wauford	(NAME)	
6112 Nashua Avenue		Parcel 241
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

MAY 9 3 32 PM '77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,761.98 John Swafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 77

Notary Public

MY COMMISSION EXPIRES: 11-15-1980

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

102786

For and in Consideration of the sum of ----------Ten Dollars and No/100----------

----------($10.00)---------- DOLLARS cash in hand paid by John W. Wauford and wife, Mattie Lou Wauford, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreements by the said John W. Wauford and wife, Mattie Lou Wauford to assume and agree to pay the unpaid balance of a loan in the original principal amount of $18,000.00 to Commerce Union Bank, secured by a deed of trust of record in Book 4536, page 831, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

JOE T. SWAFFORD AND WIFE, CHRISTINE P. SWAFFORD,
GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said

JOHN W. WAUFORD AND WIFE, MATTIE LOU WAUFORD, 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. 34 on the Plan of Mosswood Heights, Section 2, of record in Book 4175, page 155, Register's Office for said County, described as follows:

Beginning on the northerly margin of Nashua Avenue at the corner of Lots Nos. 34 and 35; thence with the line between said two lots northerly 122 feet; thence north 84 degrees 25' 30" west 59 feet to an unnamed street; thence with the same, southerly 97 feet to the beginning of a curve; thence around said curve southeasterly 39.27 feet to the northerly margin of Nashua Avenue; thence with the same, easterly 34 feet to the beginning.

Being the same property conveyed to Joe T. Swafford by deed from Third National Bank in Nashville, of record in Book 5078, page 258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4175, page 155, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Nashua Avenue and a 9-foot setback line from an unnamed street and a 9-foot easement for public utility and drainage purposes along the westerly lines of said lot. And easement for overhang across the westerly line of premises as shown on said plan. And a 10-foot public utility and drainage easment along the northerly line of premises as shown on said plan.

BOOK 5145 PAGE 163 WD-2

This is { unimproved ( ) improved (X) } property, known as 6112 Nashua Avenue, 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.of Deed of trust of record in Book 4536, page 831, said Register's Office.

And we, 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 6th day of May, 19 77

(JOE T. SWAFFORD)

(CHRISTINE P. SWAFFORD)

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 Joe T. Swafford and Christine P. Swafford

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 6th day of May, 19 77

Thomas D. Gupton, Notary Public.

Commission expires Nov 12, 1977

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 .

MAY-9 COUNTY 27,761.98
6* 72.28
6* .50
8* 4.00 * 76.78

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

, Notary Public.

Commission expires .