This instrument prepared by: Coomer & Jenkins, Law Offices
Harding Professional Bldg.
Nashville, Tenn. 37211

# WARRANTY DEED

BOOK 5150 PAGE 306

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Byron Swindle (NAME) | SAME (NAME) | 94-1 |
| 611 South 14th St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 284 |
| Nashville, Tenn (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND NO/100 ($10.00) * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *DOLLARS*

and other good and valuable considerations

MAY23F CONV 16,000.00
MAY23F S'TAX B* 41.60
MAY23F PR'FEE B* .50
MAY23F W'DEED B* 6.00 * 48.10

GOLDIE COMBS TUTTLE DOBYNS

*have bargained and sold, and by these presents do transfer and convey unto the said* BYRON SWINDLE and BARBARA EDWARDS

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows: TRACT NO.1: Being Lot No. 418 on the Map of Edgefield Land Company's Fourth Addition, of record in Book 57, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts on the easterly side of South 14th Street and runs back between lines 253 feet 8 inches on the north line and 254 feet on the south line to an alley on which it measures 50 feet.

Being the same property an undivided interest in which was conveyed to Goldie Kate Combs by deed from Kathleen M. Combs, of record in Book 2141, page 635, Register's Office of said County. An undivided interest was subsequently inherited by Goldie Combs Tuttle Dobyns as an heir-at-law of Kathleen M. Combs, deceased. Thereafter, the respective heirs-at-law of the said Kathleen M. Combs, deceased, conveyed their interest in the subject property to Goldie Combs Tuttle Dobyns by deeds of record in Book 4559, page 76; Book 4612 page 90; Book 4612, page 92; Book 4646, page 801; Book 4659, page 272; Book 4659, page 274; and Book 4676, page 781; the foregoing being of record in the Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Easement for the benefit of Tract No. 1, above, for purposes of a right-of-way for ingress over, upon, or under the premises described as follows:

That part of an area marked "reserved" on the Plan of Shelby Village No. Two, and of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, being part of an area included in City Alley 746, extending across the rear of Lot 418 on the Plan of Edgefield Land Company's Fourth Subdivision as recorded in Book 57, page 153, Register's Office for Davidson County, Tennessee, and

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 17th day of May 1977

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

running in an easterly direction from the rear of said lot and across the entire width thereof designated "reserved" and across said "Alley 746" to the west right of way line of the street designated as Village Court shown on said Plan of Shelby Village No. Two.

Being part of the same property conveyed to Kathleen M. Combs by deed from Roland Leander Combs, of record in Book 3133, page 517, Register's Office of Davidson County, Tennessee. The said Kathleen M. Combs subsequently died intestate, her interest being inherited by the following as her only heirs-at-law, subject to the curtesy interest of Harvey W. Combs, who subsequently died: (1) Claude Lee Combs, (2) Clarence C. Combs, (3) Mrs. Nellie M. Pomeroy, (4) Mrs. Zelma E. Cone, (5) Lawrence C. Combs, (6) Mrs. Betty L. Smith, (7) Roland Leander Combs, (8) Edward Allen Combs, (9) Lorenzo Don Combs, (10) Nita Joan Odom, (11) Alice E. Berry, and (12) Goldie Kate Tuttle Dobyns. Thereafter, the foregoing heirs-at-law, conveyed their interest in the subject property to Goldie Combs Tuttle Dobyns by the following deeds: Book 4293, page 406; Book 4559, page 76; Book 4612, page 90; Book 4612, page 92, and Book 4676, page 781, Register's Office of said County.

E05106

IDENTIF. REFERENCE

MAY 23 2 35 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved ( ) property, known as 611 South 14th St. (House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* BYRON SWINDLE and BARBARA EDWARDS their *heirs and assigns, forever.*

*And* I *do covenant with the said* BYRON SWINDLE and BARBARA EDWARDS *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, GOLDIE COMBS TUTTLE DOBYNS *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* BYRON SWINDLE and BARBARA EDWARDS *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 13th *day of* May, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Goldie Combs Tuttle Dobyns

GOLDIE COMBS TUTTLE DOBYNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, M Norris Jenkins, a Notary Public in and for said County and State, the within named GOLDIE COMBS TUTTLE DOBYNS

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1977.

M. Norris Jenkins, Notary Public.

Commission Expires 2-10-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

Commission Expires

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