This instrument was prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5165 PAGE 945

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven R. Swetman & Sharon A. Swetman (NAME)	First & Mid-South Mortgage Co. (NAME)	12D-04025
2524 Flamingo Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Map 71-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Parcel 97

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

cash in hand paid by Steven R. Swetman and wife, Sharon A. Swetman, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Marie Black, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Steven R. Swetman and wife, Sharon A. Swetman, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 392 on the Map of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for said County.
Said Lot No. 392 fronts 60 feet on the westerly side of Flamingo Drive and runs back 207 feet on the northerly line and 208.4 feet on the southerly line, to a dead line, measuring 60.1 feet thereon.
Being the same property conveyed to Donald V. Riddle and wife, Vallie M. Riddle, by deed from F. D. Frazier and wife, Winnie D. Frazier, of record in Book 2485, page 151, said Register's Office, and being the same property conveyed to Marie Riddle, by deed from Donald V. Riddle, of record in Book 3675, page 591, Register's Office for said County, the said Marie Riddle now being Marie Black.

This conveyance is made subject to 10-foot easement for public utilities along the rear line of premises, 30-foot building setback line from Flamingo Drive, and conditions of owner's certificate as shown on plan of record in book 1424, page 20, said Register's Office; easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Marie Riddle, of record in book 4159, page 52, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,500.00

Subscribed and sworn to before me, this the 30th day of June 19 77

Affiant Steven R. Swetman

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ellen Legg

NOTARY PUBLIC STATE AT LARGE

This is unimproved ( ) improved (X) property, known as 2524 Flamingo Drive, Nashville, Tennessee 37207 (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 Steven R. Swetman and wife, Sharon A. Swetman, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for 1977 which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Steven R. Swetman and wife, Sharon A. Swetman, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 30th day of June, 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.*

Marie Black

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Marie Black

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

Witness my hand and official seal at Nashville, Tennessee *this* 30th *day of* June, *19* 77

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC ARMSTRONG COUNTY PENNSYLVANIA

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Marie Black

TO
Steven R. Swetman et ux.

E 12110

IDENTIF. REFERENCE

JUN 30 3 15 PM '77

REGISTER
DAVIDSON CO., TENN.

JUN30'77	CONV	20,500.00				
JUN30'77	S'TAX		B*	53.30		
JUN30'77	PR'FEE		B*	.50		
JUN30'77	W'DEED		B*	4.00	*	57.80

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238