THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

BOOK 5184 PAGE 203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James B. Swearingen	Fidelity Federal Sav. & Loan	Map 33-11
(NAME) 5005 Manuel Drive	(NAME) Fourth and Union	Parcel 31
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	11M-38540
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Fell

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,*

cash in hand paid by the grantees; JAMES B. SWEARINGEN and wife, MARTHA J. SWEARINGEN, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, OTTIS GLENN TONEY and wife, CAROLE M. TONEY,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES B. SWEARINGEN and wife, MARTHA J. SWEARINGEN, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for said County.

Said Lot No. 12 fronts 85 feet on the westerly margin of Manuel Drive and runs back between lines measuring 175.4 feet on the northerly line and 178.6 feet on the southerly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Ottis Glenn Toney and wife, Carole M. Toney, by deed from Robert A. Fisk and wife, of record in Book 4662, Page 130, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,500.00

Subscribed and sworn to before me, this the 15th day of August, 1977

Affiant James B Swearingen

My commission expires: 1-31-81 (Affix Seal)

Notary Public

SEAL WATSON NOTARY PUBLIC AT LARGE TENNESSEE

This is unimproved ( ) improved (X) property, known as 5005 Manuel Drive, Nashville, Tennessee
(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 JAMES B. SWEARINGEN and wife, MARTHA J. SWEARINGEN, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES B. SWEARINGEN and wife, MARTHA J. SWEARINGEN, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* August, 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.*

Ottis Glenn Toney
Ottis Glenn Toney

Carole M. Toney
Carole M. Toney

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ottis Glenn Toney and wife, Carole M. Toney,

the within named 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, *this* 15th *day of* August, *19* 77.

JULIE RILEY WATSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Julie J. Watson
Notary Public

Commission expires 1-31-81.

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 .....

5108594

WARRANTY DEED

FROM

OTTIS GLENN TONEY, ET UX

TO

JAMES B. SWEARINGEN, ET UX

AUG 15 77	CONV	41,500.00			
AUG 15 77	S'TAX		B*	107.90	
AUG 15 77	PR'FEE		B*	.50	
AUG 15 77	W'DEED		B*	4.00	* 112.40

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 20473

IDENTIF. REFERENCE

AUG 15 3 13 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238