MAIL

TAX RESPONSIBILITY:

Betty S. McBride
2120 Guaranty Drive
Nashville, TN

BOOK 5184 PAGE 667

PREPARED BY
[illegible] COLLINS ATTORNEYS-AT-LAW
STROUD BUILDING
MANCHESTER, TENNESSEE 37355

MAP 95-1
PAR 3 mp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, J. F. SWINEY and wife, IDA RUTH SWINEY, have bargained and sold and by these presents do hereby transfer and convey unto BETTY S. MCBRIDE, her heirs and assigns, our undivided one-half interest (an undivided one-half interest having been previously deeded to Betty S. McBride by J. F. Swiney and wife Ida Ruth Swiney by deed dated 31st day of January, 1973, and recorded in Deed Book 4678, Page 142), in a certain tract or parcel of land located and situated in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being Lot No. 162 on the Plan of Donelson Hills Subdivision, Section II, as of record in book 2330, page 86, Register's Office for said County.
>
> Said Lot No. 162 fronts 225 feet on the north side of Guaranty Drive and runs back between lines, 226.6 feet on the westerly line and 202 feet on the easterly line to a broken line, measuring 126.9 feet thereon.
>
> Being the same property conveyed to J. F. Swiney and wife, Ida Ruth Swiney, by Glenn E. Westerfield and wife, Sharon M. Westerfield by deed of record in Book 4625, Page 975, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate and interest thereto belonging to the said BETTY S. MCBRIDE, her heirs and assigns, in fee simple, forever.

AND WE DO COVENANT with the said BETTY S. MCBRIDE that we arelawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said BETTY S. MCBRIDE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 7th day of June, 1977.

J. F. Swiney

Ida Ruth Swiney

STATE OF TENNESSEE

COUNTY OF COFFEE

Personally appeared before me, Annie H. Hensley, a Notary Public in and for the County and State aforesaid, J. F. Swiney and wife, Ida Ruth Swiney, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Manchester, Tennessee, this the 7th day of June, 1977.

Annie H. Hensley
Notary Public

My commission expires:
July 21, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16 DAY OF Aug. 1977.
Deputy Register

AUG 16 77	CONV	*4,000.00			
AUG 16 77	S'TAX		B*	10.40	
AUG 16 77	PR'FEE		B*	.50	
AUG 16 77	W'DEED		B*	4.00	* 14.90

E 20660

IDENTIF. REFERENCE

AUG 16 1 24 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.