# WARRANTY DEED

BOOK 5197 PAGE 127

FROM

| ADDRESS NEW OWNER(S) AS FOLLOWS: | |
|---|---|
| Howard Birdwell and Joe T. Swafford | |
| SEND TAX BILLS TO: Howard Birdwell and Joe T. Swafford<br>4408 Murphy Road, Nashville, Tennessee 37209 | |
| PREPARED BY: Clyde Paul Holland, Attorney<br>2016 Parkway Towers, Nashville, Tennessee 37219 | MAP-PARCEL NOS: 103-8 46 |

{STATE OF TENNESSEE COUNTY OF Davidson}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of September, 1977

W. L. Perry
NOTARY PUBLIC

DATE

My Commission Expires 3-30-79

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ($10.00)

Ten and 0/100 DOLLARS cash in hand paid by the grantee, Joe T. Swafford, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of one-half of the obligation under three separate notes payable to Home Federal Savings & Loan Association secured by three separate Deeds of Trust of record in Book 4605, page 848, Book 4605, page 850 and Book 4629, page 604, Register's Office for Davidson County, Tennessee. Reference is hereby made to the particular instruments for the terms and conditions of same.

Eddie Britt GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Joe T. Swafford

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A one-half undivided interest (a one-half partnership interest) in the following described property:

Being the easterly 50 feet of lots Nos. 9 and 10 of Block 29 on the map of a part of Sylvan Park, as of record in Book 332, page 104, R.O.D.C., Tennessee, described as follows:

Beginning on the northerly margin of Minnesota Avenue or the Murphy Road at a point 100.3 feet east of the easterly margin of 45th Avenue North, formerly 4th Street; thence with the northerly margin of Minnesota Avenue, eastwardly 50 feet to the westerly margin of an alley; thence with said alley, northwardly 130 feet to the corner of lots Nos. 8 and 9; thence with the line between said two lots, westwardly 50 feet; thence southwardly 125 feet, more or less, to the beginning.

Being the same interest in property conveyed to Eddie Britt in partnership with Howard Birdwell by deed from Ernest Johnson and wife, Carol C. Johnson and being recorded simultaneously herewith.

Howard Birdwell joins in the execution of this instrument solely for the purpose of affirming that subject property was purchased in partnership with Eddie Britt and that Howard Birdwell retains his one-half partnership interest in subject property with Joe T. Swafford as his new partner.

unimproved ( )
This is improved (X) property, known as 4408 Murphy Road (Number / Street) Nashville (City) TN (State) 37209 (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe T. Swafford, Grantee his heirs, successors and assigns, forever.

AND I do covenant with the said Grantee 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 except of record.

AND Grantor do(es) further covenant and bind himself, his heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantee his heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of September, 19 77

Eddie Britt
Eddie Britt

Howard Birdwell
Howard Birdwell

{STATE OF Tennessee; COUNTY OF Davidson} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Eddie Britt

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City) Tennessee (State)

this 14th day of September 19 77

May 30 1978 (Commission Expires)

W. S. Perry (Notary Public)

(AFFIX SEAL)

SEP 15 77 CONV 20,500.00
SEP 15 77 S'TAX B* 53.30
SEP 15 77 PR'FEE B* .50
B* 1.00 * 57.80

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

ELIAS DAVIDSON COUNTY, TENN. REGISTER SEP 5 12 02 PM '77 IDENTIF. REFERENCE E26161

This instrument prepared from information furnished by seller.