BOOK 5202 PAGE 397

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Florence Swinney (NAME)	First Southern Savings & Loan (NAME)	Map 118-7
2811 Columbine Place (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Road (STREET ADDRESS)	Parcel 171
Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37215 (CITY) (ZONE) (STATE)	FB #BH-3930

FOR AND IN CONSIDERATION of the sum of

TEN and No/100 ($10.00) *Dollars,*

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Roy Shainberg, Trustee, with full power, hereinafter "Grantor"

have this day bargained and sold, and do hereby transfer and convey unto the said FLORENCE SWINNEY, hereinafter "Grantee"

her

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXX~~ *heirs and assigns,*

LAND in Davidson County, Tennessee, being Lot No. 23, Block "D" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

SAID Lot No. 23 fronts 75 feet on the westerly side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.

BEING the same property conveyed to Roy Shainberg, Trustee, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary, by deed from Ann R. Roth and Roslyn K. Shainberg, of record in Book 4642, page 659, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me, this the 26th day of September, 1977

Affiant Florence Swinney

My commission expires: April 22, 1980 (Affix Seal)

Notary Public

This is improved ~~XX~~ property, known as 2811 Columbine Place, Nashville, TN 37204 (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 Grantee, her

heirs and assigns forever. Grantor ~~covenants~~ that he is *lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* ~~XXXX~~ has except for 1977 taxes, which have been prorated and are not yet due and payable.

Grantor *further covenants and binds* himself, his successors in trust, assigns, beneficiaries ~~XXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

~~XXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness his *hand this* 26th *day of* September, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy Shainberg, Trustee

ROY SHAINBERG, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Tom L. Brown *for said County and State,* ROY SHAINBERG, Trustee, *a Notary Public in and the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 26th *day of* September, *19* 77.

Commission expires April 27, 1980 Tom L Brown *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *County aforesaid, personally appeared* ....., *a Notary Public of the State and 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*.....

Commission expires ..... *Notary Public*

WARRANTY DEED

FROM

ROY SHAINBERG, TRUSTEE

TO

FLORENCE SWINNEY

Deed to Chas. Hall Beach
34 Ft. Front Florence Court
Property Lot No. 37232

SEP 27 77 CONV 57,500.00
SEP 27 77 S'TAX B* 149.50
SEP 27 77 PR'FEE B* .50
SEP 27 77 W'DEED B* 4.00 * 154.00

E 2 8 1 3 3

IDENTIF. REFERENCE

SEP 27 2 00 PM '77

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

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