To Be Assigned

BOOK 5208 PAGE 708

SEND TAX BILLS TO:
L. M. Swanson
647 Pace Street
Gallatin, Tennessee 37066

THIS INSTRUMENT PREPARED BY
HARSH, KELLY & HARSH
LAW OFFICES
GALLATIN, TENNESSEE

Mail

Buyer: Abraham Swanson III ~~Gary~~ Gloria Swanson Roberson
Uickel Road - 4029
Cincinnati, Ohio

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and for the love and affection which I have for my daughter and son, the GRANTEES herein, the receipt of all of which is hereby acknowledged, I, LULA MAI SWANSON, have this day bargained and sold and by these presents do hereby convey unto Reverend ABRAHAM SWANSON, III, and GLORIA SWANSON ROBERSON, as tenants in common, their heirs and assigns, all of my right, title, interest and claim in the following described tract or parcel of land EXPRESSLY RESERVING A LIFE ESTATE TO MYSELF, LULA MAI SWANSON, THE GRANTOR, in said premises which are more particularly described as follows:

BEING LOT NO. 17 in the SUBDIVISION OF LOTS 3, 4, 5, and 6, COUNTY LANDS, a plan of which is registered in Book 161, page 80, RODCT. Said lot fronts 50 feet on the west side of FIRST STREET and extends back westwardly between parallel lines one hundred fifty (150) feet more or less to an alley 15 feet wide.

BEING the same property conveyed to ABRAHAM SWANSON AND WIFE, LULA MAI SWANSON, by deed from CINTHY GRANT HARRIS, dated May 8, 1926, and of record in Deed Book 720, page 107, RODCT. The said Abraham Swanson died intestate on April 21, 1948, leaving LULA MAI SWANSON as the sole owner of said lot.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Reverend ABRAHAM SWANSON, III, and GLORIA SWANSON ROBERSON, as tenants in common, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described lot or parcel of land, that I

have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and all visible easements, 1977 real estate taxes, and the LIFE ESTATE RESERVED hereinabove.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said Reverend ABRAHAM SWANSON, III, and GLORIA SWANSON ROBERSON, as tenants in common, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13th day of October, 1977.

Lula Mai Swanson
LULA MAI SWANSON

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, LULA MAI SWANSON, the 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 Gallatin, Tennessee, this the 13th day of October, 1977.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: March 3, 1979

OCT 13 4 25 PM 1977
FILED
SUMNER COUNTY, TENN.
IDENTIF. REFERENCE

E 30995

OCT 13 STATE Dawson $ 80.00

STATE OF TENNESSEE, SUMNER COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 90000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Lula Mai Swanson

Subscribed and sworn to before me this the 13th day of October 1977

Commission Expires

Notary Public