FORM NO. WD-1

BOOK 5268 PAGE 670

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44042.00

Don D. Swain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March 19 78

Notary Public

MY COMMISSION EXPIRES: [illegible] 1980
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don D. Swain (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 103-10
736 Branch Creek Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 16
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA-57014

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NELSON C. ANDREWS AND WIFE, SUE ANDREWS AND ANDREWS PROPERTIES, INC. A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON D. SWAIN AND WIFE, LOUISE M. SWAIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 35 fronts 70 feet on the southerly side of Branch Creek Road and extends back 127.5 feet on the westerly line and 117.5 feet on the easterly line to a dead line in the rear which measures 105 feet thereon.

Being part of the same property conveyed to Andrews Properties, Inc., a Tennessee corporation by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5201, page 781, Register's Office for Davidson County, Tennessee.

Nelson C. Andrews and wife, Sue Andrews conveys their interest in the driveway easement granted to them from Randolph E. McKinney and wife, Earline D. McKinney of record in Book 5129, page 909, said Register's Office, to the grantees herein.

This is unimproved ( ) improved (X) property, known as 736 Branch Creek Road, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of March, 19 78

ANDREWS PROERTIES, INC.

By: Nelson C. Andrews

Nelson C. Andrews

Sue Andrews

Sue Andrews

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nelson C. Andrews and wife, Sue Andrews

the bargainor S, 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, Tennessee, this 31st day of March 19 78

Commission expires Commission Expires Aug 2, 1980

Judy S Weeks
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nelson C. Andrews and ____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the President and ____ respectively of the Andrews Properties, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and ____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Nelson C. Andrews as such President, and attesting the same by the said ____ as such ____

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of March, 19 78

My commission expires My Commission Expires Aug 2, 1980

Judy S Weeks
Notary Public

760446-3

WARRANTY DEED

FROM Andrews Properties, Inc. and

Nelson C. Andrews and wife,

TO Don D. Swain and wife,

Louise M. Swain

E 5 7 7 0 5

IDENTIF. REFERENCE

APR 3 3 10 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-3 78	CONV	44,042.00		
APR-3 78	S'TAX		8*	114.40
APR-3 78	PR'FEE		9*	.50
APR-3 78	W'DEED		8*	4.00 * 118.90