RETURN TO FILE # 2

WARRANTY DEED

BOOK 5270 PAGE 242

FROM	JOANNE PEMBLETON and MINNIE L. BOWDEN joint tenants with right of survivorship
ADDRESS NEW OWNER(S) AS FOLLOWS:	JOE T. SWAFFORD AND WIFE, CHRISTINE P. SWAFFORD 109 Fairfax Avenue Nashville, Tennessee 37203
SEND TAX BILLS TO:	MORTGAGE CORPORATION OF THE SOUTH 2119 Sixth Avenue North Birmingham, Alabama 35202
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	103-10 123

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00 Affiant Christine P. Swafford

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of April, 1978

Thomas D. Lyden NOTARY PUBLIC

My Commission Expires 9-21-1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS

($10.00) DOLLARS

Cash in hand paid by Joe T. Swafford and wife, Christine P. Swafford, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Joe T. Swafford and wife, Christine P. Swafford to assume and agree to pay the unpaid balance of a loan with Mortgage Corporation of the South in the original principal amount of $31,250.00, secured by a deed of trust of record in Book 5131, page 570, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

JOANNE PEMBLETON AND MINNIE L. BOWDEN, joint tenants with right of survivorship GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said JOE T. SWAFFORD AND WIFE, CHRISTINE P. SWAFFORD, GRANTEES

THEIR 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One of Brookside Addition No. 4, of record in Book 1835, page 81, Register's Office for said County.

Said Lot No. 6 fronts 80 feet on the westerly side of White Bridge Road and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to JoAnne Pembleton and Minnie L. Bowden, joint tenants with right of survivorship, by deed from Harold Reeves, Trustee, of record in Book 5131, apge 572, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an owner's certificate contained in the Plan of record in Book 1835, page 81, Register's Office for Davidson County, Tennessee, showing a 30 foot minimum building setback line from White Bridge Road and a 10 foot easement for public utiltiy purposes along the rear line of said lot, and a 10 foot sewer easement along the front lot line of premises as shown on said Plan.

APR-6	CONV	46,500.00			
APR-6 S'TAX			B*	120.90	
APR-6 PR'FEE			B*	.50	
APR-6	W'DEED		B*	4.00	* 125.40

unimproved ( )
This is improved (X) property, known as .....119 White Bridge Road, Nashville, Tennessee....
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS..... do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ...OUR...hand .S.... this ....6th..... day of .....APRIL.....,19 78...

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IDENTIF. REFERENCE

APR 6 1 18 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Joanne Pembleton
JOANNE PEMBLETON

Minnie L. Bowden
MINNIE L. BOWDEN

{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 .....

JOANNE PEMBLETON AND MINNIE L. BOWDEN, joint tenants with right of survivorship

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..... .....TENNESSEE...
City State

this 6 day of APRIL 19 78

My Commission Expires 1980

Notary Public

(AFFIX SEAL)

{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)