BOOK 5270 PAGE 541

WARRANTY DEED

Mail PREPARED BY
THOMAS M. EVANS, ATTORNEY
THIRD NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Naomi Minton Swart	Naomi Minton Swart	104-12
(NAME:) 1919 - 18th Avenue South	(NAME) 1919 - 18th Avenue South	225
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand, Five Hundred and no/100 ($32,500.00) ---------- *Dollars,* cash in hand paid by Naomi Minton Swart and Becky Kathryn Swart, the receipt of which is hereby acknowledged,

I, THOMAS M. EVANS, Executor under the Will of Bertha Ross Fleming, deceased, *have this day bargained and sold, and do hereby transfer and convey unto the said* NAOMI MINTON SWART and BECKY KATHRYN SWART, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly half of Lot No. 40 on the plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County.

Said part of Lot No. 40 fronts 50 feet on the westerly side of 18th Avenue South and runs back between parallel lines 160 feet to an alley.

The above described property was conveyed to Bertha R. Fleming by deed from William L. Jones and wife, of record in Book 2013, page 493, said Register's Office, the said Bertha R. Fleming having since died testate.

APR-78	CONV	32,500.00			
APR-78	S'TAX		B*	84.50	
APR-78	PR'FEE		B*	.50	
APR-78	W'DEED		B*	4.00	* 89.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 5th day of April, 1978.

Affiant

My commission expires August 6, 1980 (Affix Seal)

Notary Public

This ~~Unimproved~~ property, known as 1919 - 18th Avenue South, Nashville, Tennessee (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 Naomi Minton Swart and Becky Kathryn Swart, their ~~XXXXXXX~~ *heirs and assigns forever.* I, as Executor, *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for the year 1978 which have been prorated and assumed by the grantees. I *further covenant and bind* myself as such Executor, my successors or assigns, ~~XXXXXXX~~ *to warrant and forever defend the title to said real estate to said* Naomi Minton Swart and Becky Kathryn Swart, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* April, 1978.

Thomas M. Evans, Executor under the Will of Bertha Ross Fleming, deceased.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Chenault, a Notary Public in and for said County and State, THOMAS M. EVANS, Executor under the Will of Bertha Ross Fleming, deceased, 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 5th day of April, 19 78.

Mary L. Chenault Notary Public

My Commission expires August 6, 1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., 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..... 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.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM
Thomas M. Evans, Executor, etc.

TO
Naomi Minton Swart and Becky Kathryn Swart

E 5 8 5 2 3

IDENTIF. REFERENCE

APR 7 8 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE