This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5274 PAGE 536

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe T. Swafford (NAME)	Guaranty Mortgage Co. Div. (NAME)	60-16
	P. O. Box 786 (STREET ADDRESS)	202 Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	Brentwood, Tennessee 37027	12DZ-2374
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated April 11, 1973, in the original principal sum of $15,800.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments, including interest as set for in said note, and being secured by a deed of trust executed by Richard Thompson and wife, Lucille Thompson to Herschel Greer, Trustee, as of record in Book 4698, page 192, Register's Office for Davidson County, Tennessee,

RICHARD THOMPSON and wife, LUCILLE THOMPSON,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXXX~~

JOE T. SWAFFORD, HIS

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 35 on the Plan of Resubdivision of Lots 26 through 37, and Parcel A, Section I, Shepardwood Subdivision, as of record in Book 4350, page 118, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Thompson and wife, Lucille Thompson, by deed from Secretary of Housing and Urban Development, as of record in Book 4698, page 190, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4361, page 11, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,259.75

Subscribed and sworn to before me, this the 17th day of April, 19 78.

Affiant

My commission expires May 30, 1979 (Affix Seal)

Notary Public

This is unimproved / improved property, known as 2736 Oakwood Avenue, Nashville, Tennessee 37207 (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 Joe T. Swafford, his *(successors), heirs and assigns forever.* We *covenant that* we are *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 as shown above, and for 1978 taxes.

WE *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe T. Swafford, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 17th *day of* April, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lucille Thompson
Lucille Thompson

Richard Thompson
Richard Thompson

BOOK 5274 PAGE 537

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* Richard Thompson and wife, Lucille Thompson,

the within named 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 17th *day of* April, *19* 78

Helen D Scott
Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires May 30, 1979

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

RICHARD THOMPSON and wife,

TO

JOE T. SWAFFORD

E. 6. 0. 3. 5. 7.

IDENTIF. REFERENCE

APR 18 10 51 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

APR 18 78	CONV	16,259.75				
APR 18 78	S'TAX		B*	42.38		
APR 18 78	PR'FEE		B*	.50		
APR 18 78	W'DEED		B*	4.00	*	46.88

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First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE:
GEORGE E. MUDTER, JR., ATTY.