BOOK 5288 PAGE 967

FORM NO. WD-1

This instrument was prepared by:
WILLIAM B. GREGORY, Attorney
807 American Trust Bldg.
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1978.

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: Nov 12, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. GREGORY, ATTORNEY, 807 American Trust Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Swing (NAME)	Same (NAME)	149-106
2754 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2 D 39185
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES W. ALLEN AND WIFE, EMMA M. ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. SWING, a single person

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:

A TRACT of land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being a part of Tract No. 6 on the Map of a Subdivision of the W. R. Davenport Lands, not of record, and described as follows:

BEGINNING at a point in the center line of Anderson Road at the southeast corner of the property conveyed to Buford Cranch, by deed from A. M. Clark, Jr., et ux, as of record in Book 2100, page 230, said Register's Office; thence, north 13 3/4° E a distance of 454 feet to an iron pin; thence, north 85° W a distance of 326 feet to a point; thence in a southerly direction a distance of 450 feet to the center line of Anderson Road; thence, along the center line of Anderson Road south 87 1/4° E a distance of 250 feet to the point of beginning. Said tract of land containing 3 acres, more or less.

BEING the same property conveyed to James W. Allen and wife, Emma M. Allen by deed from Buford Cranch, a single man, of record in Book 3952, page 448, said Register's Office.

THIS conveyance is made subject to an easement to Colonial Pipeline Company, of record in Book 3644, page 245, and an easement granted Tennessee Electric Power Company, of record in Book 437, page 23, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2754 Anderson Road (House Number) (Street) Nashville (P. O. Address) (City or Town) Tennessee (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 22nd day of May, 19 78

James W. Allen
JAMES W. ALLEN

Emma M. Allen
EMMA M. ALLEN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Allen and wife, Emma M. Allen

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 22nd day of May 1978

Commission expires Nov 12, 1978

William B. Gregory
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JAMES W. ALLEN ET UX

TO
EMMA M. ALLEN

JAMES E. SWING, a single person

1-1 CO 0 8 8 4

CENTRAL REFERENCE
MAY 23 2 00 PM '78
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

This instrument was prepared by:
WILLIAM B. GREGORY, Attorney
567 Franklin Tpke.
Nashville, TN 37204

Please file box # 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY23 78 CONV 47,000.00
MAY23 78 S'TAX B* 122.20
MAY23 78 PR'FEE B* .50
MAY23 78 W'DEED B* 4.00 * 126.70