BOOK 5381 PAGE 710

Prepared by:
Robert W. Sturdivant
26th Floor Life & Casualty Tw
Nashville, TN.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael & Joan Swafford	(Same)	104-10-195
(NAME)	(NAME)	
511 Fairfax Avenue		24W 6955
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventy-Two Thousand Five Hundred and no/100 ($72,500.00) *Dollars,* cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, the undersigned, Walter M. Morgan, Jr., Executor of the Estate of Walter M. Morgan, deceased, having, under the will of said deceased, a power of sale of subject property, (with the joinder of Margaret Morgan Publow for the purpose of releasing any and all rights that she might have in said property under said will) and with the joinder of Third National Bank, Trustee under the will of Walter M. Morgan have ~~MX~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Michael Swafford and wife, Joan Swafford, their Nashville, *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Beginning at an iron pin on the south side of Fairfax Avenue 230 feet east of an iron pin at the southeast corner of Fairfax Avenue and Thirty Second Avenue South, running east with Fairfax Avenue 90 feet to an iron pin; thence, south 176 feet to a stake; thence, west 90 feet to a stake; thence, north 176 feet to the beginning. This description is from an unregistered plan of Fairfax Subdivision.

Being the same property conveyed to Virginia C. Morgan by E. L. Hampton by deed recorded in Book 871, Page 110 and devised by her to her husband, Walter M. Morgan, by will duly probated in the Probate Court of Davidson County, Tennessee, and being part of the testamentary estate of Walter M. Morgan, whose will is duly probated in said Court.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,500.00

Subscribed and sworn to before me, this the 4th day of January 19 79

Affiant

~~My commission expires~~: (Affix Seal)

~~Notary Public~~

This is improved (XX) unimproved ( ) property, known as 511 Fairfax Avenue, Nashville 37203 (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 Michael Swafford and wife, Joan Swafford, their *(successors), heirs and assigns forever.* We *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, in the capacities aforesaid; our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael Swafford and wife, Joan Swafford, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 27th *day of* December, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter M. Morgan, Jr., Executor of Estate of Walter M. Morgan

Margaret Morgan Publow

Third National Bank, Trustee
under the will of Walter M. Morgan

By Richard Hammel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles C. Trabue, Jr. *, a Notary Public in and for said County and State,* Walter M. Morgan, Jr., Executor of Estate of Walter M. Morgan, and Margaret Morgan Publow

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 27th *day of* December *, 19* 78

Charles C. Trabue
Notary Public

Commission expires Mar 23, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Charles C. Trabue, Jr. *, a Notary Public of the State and County aforesaid, personally appeared* Richard Gammel *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* a Trust Officer *of the* Third National Bank *, the within named bargainor, a corporation, and that* he *as such* Trust Officer *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* a Trust Officer

Witness my hand and seal, at office in Nashville *,*
this 27th *day of* December *, 19* 78

Charles C. Trabue
Notary Public

Commission expires Mar 23, 1981

WARRANTY DEED

FROM
Walter M. Morgan, Jr., Executor et al

TO
Michael Swafford and wife, Joan Swafford

F. 0. 7. 9. 8. 6.

IDENTIF. REFERENCE

JAN 4 12 23 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-4 79	CONV	72,500.00			
JAN-4 79	S'TAX		B*	138.50	
JAN-4 79	PR'FEE		B*	.50	
JAN-4 79	W'DEED		B*	4.00	* 193.00

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238