WARRANTY DEED

5396 02/27 8.14- CASH

FROM NANCY WELSH

BOOK 5399 PAGE 259

ADDRESS NEW OWNER(S) AS FOLLOWS:	JOE T. SWAFFORD 4408 Murphy Road Nashville, Tn. 37209
SEND TAX BILLS TO:	SAME.
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	92-6-334

(STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..1,400.00..... Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ..February 27, 1979.....
DATE

.....Jeanette S. Banks.....
NOTARY PUBLIC

My COMMISSION EXPIRES July 27, 1981

AFFIX SEAL

NOTARY PUBLIC STATE AT LARGE

FOR AND and IN CONSIDERATION OF the sum of ..... TEN DOLLARS .....

..... ($10.00) ..... DOLLARS

cash in hand paid by JOE T. SWAFFORD, and other good and valuable consideration, receipt of which is hereby acknowledged,

NANCY WELSH , unmarried (a widow)

.....GRANTOR(S) ~~have~~ (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

.....JOE T. SWAFFORD,.....

.....GRANTEE, his ..... ~~heirs and assigns~~ heirs, successors and assigns,

a certain tract or parcel of land in ..Davidson..... County, State of Tennessee, described as follows, to wit:

Being Lot No. 54 on the Map of L.C. Thuss Subdivision of a part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 40 feet on the westerly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nancy Welsh, a widow, as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to Granville Welsh and wife, Nancy Welsh from Leon Gilbert, of record in Deed Book 1877, page 446, Register's Office for Davidson County, Tennessee.

F. 1. 5. 9. 3. 8.

IDENTIF. REFERENCE

FEB 27 2 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )

This is improved (X) property, known as Lot 54, 29th Avenue North, 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 ..... heirs, successors and assigns, forever.

AND I do covenant with the said ..... that I AM 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 I, GRANTOR ..... do(es) further covenant and bind MYSELF, MY heirs and representatives, to WARRANT and forever defend the title to the said land to the said ..... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS MY hand this 27th day of February 19 79

Nancy Welsh
NANCY WELSH

{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 NANCY WELSH

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 27th day of February 19 79

July 27, 1981
Comission Expires

Jeanette Baxter
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(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)