This instrument was prepared by [illegible], Attorney at Law
320 Gallatin Road
Madison, Tn. 37115

MAP GROUP CONT. MAP PARCEL

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wilmoth Felts Swaringim (NAME)	Exchange Bond & Mortgage Corp. (NAME)	Map 42-6
701 So. Summerfield Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	Parcel 13
Madison, Tn. 37115 (CITY) (STATE) (ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	11D36540

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FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee, of the unpaid balance of an indebtedness payable to EXCHANGE BOND AND MORTGAGE CORPORATION; and secured by a deed of trust executed by Ben S. Peden, unmarried, of record in Book 5339, page 955, Register's Office for Davidson County, Tennessee; which said unpaid balance the grantee hereby agrees to assume and promises to pay,

ENTERED
JUL 11 1979
THOMAS C. MARLIN
TAX ASSESSOR

We, BEN S. PEDEN and wife, SHERYL PEDEN

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ WILMOTH FELTS SWARINGIM

the Grantees herein, their ~~XXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section III, Bonnie Brae, as of record in Book 2854, page 61, Register's Office for Davidson County, Tennessee.

SAID Lot No. 69 fronts 145 feet on the westerly side of South Summerfield Drive, and runs back 246 feet on the northerly line and 255 feet on the southerly line, to a dead line in the rear, being a broken line on which it measures 191.15 feet thereon.

Being the same property conveyed to BEN S. PEDEN, unmarried, by deed from S. FRED CARR and wife, CARRIE S. CARR of record in Book 5339, page 953, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2929, page 129; setback lines, easements and such other limitations as shown on the Plan of record in Plat Book 2854, page 61; said Register's Office.

REC'D JUL 10 1979 19 AT 3:35 REC. IN Deed BOOK 415 PAGE 185
J. B. RIPPY, REGISTER SUMNER COUNTY, TENN.

J. B. RIPPY REG.
SUMNER COUNTY, TENN.
RECORDING 6.00
STATE TAX $ 154.70
REG. FEE $ .50
TOTAL $ 161.20
RECPT. NO. 123658

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 6 day of July 19 79

Affiant Wilmoth Felts Swaringim

My commission expires: 8-7-81 (Affix Seal)

Notary Public

This is ~~unimproved~~ ~~X~~ property, known as 701 South Summerfield Drive Madison, Tn. 37115
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their ~~XXXXX~~ *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 stated herein and 1979 taxes which have been pro-rated and assumed by the grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Whenever 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 hands this 6 *day of* July, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Ben S. Peden)

(Sheryl Peden)

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ben S. Peden and wife, Sheryl Peden

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 Hendersonville, Tennessee.
this 12 *day of* July, *19* 79.

Notary Public

Commission expires 8-9-81

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 .....

IDENTIF. REFERENCE

JUL 24 8 55 AM '79

FELIX Z. TISDALE REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
BEN S. PEDEN et ux

TO
WILMOTH FELTS SWARINGIM

PLEASE RETURN TO:

RHOTEN REALTY COMPANY, INC.
P. O. Box 738
Hendersonville, Tenn. 37075

SUMNER COUNTY, TENNESSEE
Filed for record
3:35 o'clock P. M.

JUL 19 1979

Registered in Deed
Book 415 Page 185
J. B. RIPPY, Register

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS