WARRANTY DEED

BOOK 5565 PAGE 98

FROM JOE T. SWAFFORD and wife, CHRISTINE P. SWAFFORD

ADDRESS NEW OWNER(S) AS FOLLOWS:	LINDA F. BREECE 313 Huntington Ridge Drive Nashville, Tennessee 37211
SEND TAX BILLS TO:	SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION 5th and Union Streets Nashville, Tennessee 37219
PREPARED BY: Clyde Hallcom, Atty	MAP-PARCEL NOS: 103-10-122 8DA-46030

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00 Affiant Linda F. Breece

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of February, 1980
DATE

Jeanette L. Banks
NOTARY PUBLIC

7-27-81
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

----------($10.00)---------- DOLLARS cash in hand paid by LINDA F. BREECE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JOE T. SWAFFORD and wife, CHRISTINE P. SWAFFORD,

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

GRANTEE their (his, her, its) heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in DAvidson County, Tennessee, being Lot No. 5 in Section 1 of Brookside Courts, Addition No. 4, as of record in Book 1835, Page 81, Register's Office for said County.

SAID Lot No. 5 fronts 84 feet on the westerly side of White Bridge Road and runs back between lines 175.8 feet on the northerly line and 175 feet on the southerly line to a dead line measuring 80 feet thereon.

BEING the same property conveyed to Joe T. Swafford and wife, Christine P. Swafford by deed from James M. Gunter and wife, Carolyn S. Gunter of record in Book 4806, Page 461, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to easements of record on the recorded Plan, restrictions of record in Book 2015, Page 56, said Register's Office, and to taxes for the year 1980 and subsequent years.

THIS conveyance is further subject to Deed of trust executed by Joe T. Swafford and wife, Christine P. Swafford, et al, to Everett A. Covington, Jr., Trustee, of record in Book 4532, Page 39, said Register's Office, securing to Security Federal one note dated 8-23-71 in the original principal amount of $14,600.00; and to deed of trust executed by Joe T. Swafford and wife, Christine P. Swafford to Everett A. Covington, Jr., Trustee, of record in Book 4888, Page 471, said Register's Office, securing to Security Federal one note dated 2-10-75 in the original principal amount of $7,500.00, payable in conformity with the terms and conditions specified in said deeds of trust.

unimproved ( )
This is improved (X) property, known as 121 White Bridge Road, 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 GRANTEE, her ..... heirs, successors and assigns, forever.

AND we do covenant with the said GRANTEE ..... 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 except of record.

AND the undersigned GRANTORS do(es) further covenant and bind ourselves, our ..... 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 our hand s this 16th day of January, 1980

Joe T. Swafford
Christine P. Swafford

{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 JOE T. SWAFFORD and wife, CHRISTINE P. SWAFFORD

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 16th day of January 1980

8-15-82
Comission Expires

W. S. Perry
Notary Public

(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)

CHECK 02/11 136.50-
2102

FEB 11 12 09 PM '80
ELLA ZELLNER REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE
F 76005

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
2102A02/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76005

IDENTIF. REFERENCE

FEB 11 12 09 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 741442