# 3020

# WARRANTY DEED

BOOK 6232 PAGE 894

*THIS INSTRUMENT PREPARED BY*

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ms. Janice Swafford (NAME) | New Owner (NAME) | 160-2 |
| 5211 Franklin Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 57 |
| Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | OH 3925 |

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, J. D. BLOODWORTH and wife D. JOAN SIMS BLOODWORTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANICE SWAFFORD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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. 1 on the Plan of Russellwood Heights as of record in Plat Book 3842, page 188, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. D. Bloodworth and wife, D. Joan Sims Bloodworth, by quitclaim deed from J. D. Bloodworth of record in Book 6214, page 738, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); and (2) All matters appearing on the Plan of record in Plat Book 3842, page 188, said Register's Office.

103721

IDENTIF. REFERENCE

FEB 17 10 40 AM '84

REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5211 Franklin Road Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of February, 19 84.

J. D. BLOODWORTH

D. JOAN SIMS BLOODWORTH

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. BLOODWORTH and wife, D. JOAN SIMS BLOODWORTH

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 14th day of February, 19 84.

My commission expires 1/20/85 Notary Public

** or proven to me on the basis of satisfactory evidence

STATE OF TENNESSEE
COUNTY OF _____

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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Janice Swafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1984.

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

3943 WARRANTY DEED CHECK

FROM J. D. BLOODWORTH and wife,

TO D. JOAN SIMS BLOODWORTH

JANICE SWAFFORD

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
3943A02/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

103721

IDENTIF. REFERENCE

FEB 17 10 40 AM '84

No. 14123