37
JVT

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Timothy M. Roe and wife, Robin S. Roe 1309 Stratford Avenue Nashville, TN 37216	Map 072-03-0 Parcel 011.00	Norwest Mortgage, Inc. 3451 Hammond Avenue Post Office Box 780 Waterloo, Iowa 50704
This instrument prepared by: Boult, Cummings, Conners & Berry (ACB) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JOANN H. BROOKS**, unmarried, and **MARVINE HUFF SWAYZE**, married (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **TIMOTHY M. ROE** and wife, **ROBIN S. ROE** (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year and all other matters shown of record.

This is improved property known as 1309 Stratford Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that the Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

JoAnn H. Brooks
Affiant

Subscribed and sworn to before me this 26th day of August, 1988.

Beth Jones
Notary Public
My Commission Expires: 5-20-92

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

The husband of Marvine Huff Swayze, Robert Swayze, joins in this conveyance solely for the purpose of conveying to the Grantees any and all right, title and interest, marital or otherwise, he may have in and to the Property.

This instrument amends and supplements that certain Warranty Deed of record in Book 7532, page 743, Register's Office for Davidson County, Tennessee, to properly reflect the correct Grantors.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed this 26TH day of August, 1988.

Marvine Huff Swayze
MARVINE HUFF SWAYZE

Joann H. Brooks
JOANN H. BROOKS

Robert Swayze
ROBERT SWAYZE

State of Tennessee)
County of Davidson)

Personally appeared before me, Joann H Beth Jones, a Notary Public in and for the State and County aforesaid, Joann H. Brooks, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 26th day of August, 1988.

Beth Jones
Notary Public

BETH JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5-20-92

State of Tennessee)
County of ~~Davidson~~ Williamson)

Personally appeared before me, Jamie M. Ford, a Notary Public in and for the State and County aforesaid, Marvine Huff Swayze, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 29th day of August, 1988.

Jamie M Ford
Notary Public

JAMIE M. FORD NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My commission expires: 7-13-92

State of Tennessee)
County of ~~Davidson~~ Williamson)

Personally appeared before me, Jamie M. Ford, a Notary Public in and for the State and County aforesaid, Robert Swayze, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 29th day of August, 1988.

Jamie M. Ford
Notary Public

My commission expires: 7-13-92

EXHIBIT A

Land in Davidson County, Tennesse, described as follows to-wit:

Being the easterly one-half of Lot. No. 259 on the map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee. Said easterly half of Lot No. 259 fronts 50 feet on the northerly side of Stratford Avenue, and runs back 324.8 feet on the easterly line and 341.4 feet on the westerly line to a dead line, and shows 52.7 feet on the dead line.

Being the same property conveyed to Effie Mai Huff by Affidavit of Heirship of record in Book 5023, page 21, said Register's Office and by Will of record in Will Book 115, page 362, said Probate Office. The said Effie Mai Huff has since died and by will filed in Will Book 158, page 238, property was devised to JoAnn Brooks and Marvine Huff Swayze, heirs of Effie Mai Huff, of record in the Probate Office for Davidson County, Tennessee. And being the same property described in instrument of record in Book 7532, page 743, said Register's Office.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
SEP 2 9 50 AM '88
REGISTER'S OFFICE
IDENTIFICATION
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