ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Roy R. Swift and Wife, Linda Faye Swift	SAME	91-2
(NAME) 5503 California Avenue	(NAME)	320
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 8458 PAGE 94

For and in consideration of the sum of Ten and no/100 ---------- ($10.00) **DOLLARS**

Cash in hand paid, and Buyer's Deed of Trust Note in the original principal amount of Twenty-one Thousand ($21,000.00) Dollars, payable over Twelve (12) years in monthly installments, plus interest at the rate of Ten (10%) percent per annum, secured by a Deed of Trust recorded simultaneously of even date herewith in the Register's Office of Davidson County, Tennessee, receipt of all of same from the Grantees being acknowledged, WE, JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON, Grantors herein

have bargained and sold, and by these presents do transfer and convey unto the said ROY R. SWIFT and Wife, LINDA FAYE SWIFT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows**

LAND in Davidson County, Tennessee, being Lots Nos. 1406 and 1408, Block No. 46, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 1406 and 1408 adjoin and front 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM, and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON by Deed from LULA MAI McNEIL, Unmarried and DOROTHY PERRY, Unmarried, of record in Book 8400, Page 440, Register's Office for Davidson County, Tennessee.

5.2202

IDENTIFICATION REFERENCE

Oct 4 10 39 AM '91

unimproved ( )
This is improved (X) property, known as 5503 California Avenue
(House Number) (Street)
Nashville, TN 37209
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 27th **day of** August **, 19** 91 .

James M. Beckham
JAMES M. BECKHAM

Homer Lee Anderson
HOMER LEE ANDERSON

Deborah L. Beckham
DEBORAH L. BECKHAM

Peggy J. Anderson
PEGGY J. ANDERSON

[redacted]

BOOK 8458 PAGE 95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27thS day of August, 19 91.

My commission expires 10-9-91 Notary Public J. Michael Jacobs

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roy R Swift
ROY R. SWIFT

Sworn to and subscribed before me
this 27th day of August, 1991.

My commission expires 10-9-91 Notary Public J. Michael Jacobs

This instrument was prepared by: Phone: (615) 353-0930
J. Michael Jacobs, Esq., JACOBS, HOLT & MASTEN, 311 White Bridge Rd., Nashville, TN 37209
Name Address

This instrument prepared from information provided by the parties, and no independent examination of public records.

WARRANTY DEED

FROM

JAMES M. BECKHAM et ux and

HOMER LEE ANDERSON et ux.

TO

ROY R. SWIFT and Wife,

LINDA FAYE SWIFT

0359 10/04 0101 03CHECK 84.70

Tiior Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8458 PAGE 96

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

CAMT	21000.00
CON TX	77.70
PRFEE	1.00
WDEED	6.00
TOTAL	84.70
CHECK	84.70

10/04/91 01 10:41 0001 0359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.22202

IDENTIFICATION REFERENCE

OCT 4 10 39 AM '91

No. 465163