K 1711

WARRANTY DEED

For and in consideration of the sum of Thirteen Hundred and

No/ 100 ---------- **DOLLARS**

cash in hand paid the receipt of which is hereby acknowledged, we, B. Clifton Floyd, Jr. and wife Margaret S. Floyd

have bargained and sold, and by these presents do transfer and convey unto the said John T. Sweatt and wife Mary Dowlen Sweatt

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot no. 22 in block "E" as shown on the 2nd Revised Plan of Highlands of Bellemeade No. 2 as of record in book 1130, page 72, Register's office for said county to which reference is here made for a more particular description, and being a part of the same property conveyed to Wakefield Realty Co. Inc. by deed from M. L. McMakin, Trustee, dated April 26th, 1946, which has been filed for record in said Register's office.

Being the same tract of land conveyed by the Wakefield Realty Co. Inc. to the said B. Clifton Floyd, Jr. and wife Margaret S. Floyd by deed dated May 7th, 1946 as of record in Notebook 60, page 226, book of said Register's office 1217 page 470

Said land is conveyed subject to the restrictive covenants set out in an instrument dated April 30th, 1946 and which has been filed for record in said Register's office, and which is made a part hereof as fully and to the same extent as if it were copied herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Sweatt and wife Mary Dowlen Sweatt

their heirs and assigns, forever.

And we **do covenant with the said** John T. Sweatt and wife Mary Dowlen Sweatt

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.**

And we, B. Clifton Floyd, Jr. and wife Margaret S. Floyd

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John T. Sweatt and wife Mary Dowlen Sweatt

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our **hand** s **this** 29th **day of** March, 1949

B. Clifton Floyd Jr.

Margaret S. Floyd

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M W Washburn, **a Notary Public in and for said County and State, the within named** B. Clifton Floyd Jr. and Margaret S. Floyd

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 office, this 29th **day of** March, 1949

Commission expires January 4 1952

M W Washburn
Notary Public

56145

WARRANTY DEED

FROM

B. Clifton Floyd Jr. and wife

Margaret S. Floyd

TO

John T. Sweatt and wife

Mary Dowlen Sweatt

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of MAR A.D. 1949 at 1:13 o'clock P.M.
Noted in Book 69 Page 12
Recorded in Book ..... Page 30
Recording Fee $ .....
FELIX Z. WILSON, Register
By ..... Dpt. Reg.

Guaranty Title Co.
Title Guaranteed

Form 103

G 531