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WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ Five ($5.00) - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Perry M. Chaffin, Jr. unmarried, - have bargained and sold, and by these presents do transfer and convey unto the said Milton M. Sweeney and wife, Sara L. Sweeney - - - - - - - - - - - their 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 the South 13 feet of Lot No. 29 and the North part of Lot No. 30 on the Map of Part I, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County, and designated as Lot "A" in an unrecorded Subdivision of part of Lot No. 29 and all of Lots Nos. 30 and 31, as shown on a Map of Welch W. E. Lambert, dated October 9, 1950, and described as follows: Beginning at a point in the easterly margin of Sneed Avenue 13 feet north of the common corners of Lots Nos. 29 and 30; thence easterly parallel to the dividing line between said lots 202.3 feet to a point in the west line of Lot No. 57; thence south along the line between lots 29, 30, 56 and 57, 70 feet to a point 57 feet south of the corner of Lots Nos. 29 and 30; thence in a westerly direction 144 feet to a point; thence westerly 69 feet to a point in the easterly margin of Sneed Avenue, 92 feet south of the corner of Lots 29 and 30; thence along said Avenue north 105 feet to the point of beginning.

Being part of the property conveyed to Perry M. Chaffin, Jr. by deed from Theodore W. Frierson and wife, of record in Book 1847, page 377, Register's Office for said County, as to part of Lot 30, and to Murphy Homes, Inc., by deed from Theodore W. Frierson and wife, of record in Book 1510, page 163, said Register's Office, as to Part of Lot 29,

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Milton M. Sweeney and wife, Sara L. Sweeney - - - - - - - - - - their - - - - - - - - - - - - - - - heirs and assigns, forever.

And I do covenant with the said Milton M. Sweeney and wife, Sara L. Sweeney - that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered., except for 1951 taxes, which have been prorated and assumed by the grantee.

And ~~I, Perry M. Chaffin, Jr. unmarried~~ - - - - - - - - do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Milton M. Sweeney and wife, Sara L. Sweeney their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of February, 1951.

Perry M Chaffin Jr

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Perry M. Chaffin Jr. unmarried - - - - - - the bargainor, with whom I am personally acquainted, and who acknowledged that I executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21 day of February, 1951.

Commission expires [illegible]

[signature]
Notary Public

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