1970

WARRANTY DEED

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

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

I, Mrs. Betty C. Sweatt, / have bargained and sold, and by these presents do transfer and convey unto the said Frank Sweatt, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 9 on the Plan of C. H. Tritschler's Subdivision of Lots Nos. 347, 348 and a part of 349, on the Plan of West Lawn Subdivision as of record in Book 843, page 51, Register's Office for said County.

Said Lot No. 9 fronts seventy-two feet six inches (72'6") on the West side of Jessica Avenue and extends back between parallel lines one hundred seventy-five feet (175) to Twenty-Fifth Street (formerly an unnamed street), and measures eighty-two feet six inches (82'6") thereon.

Being a part of the same property conveyed to Mrs. Betty C. Sweatt and Miss Emma S. Curry, by deed from C. H. Tritschler and wife, of record in Book 936, page 309, said Register's Office.

Miss Emma Curry is deceased and by the terms of her will she devised said property to her sister, Mrs. Betty C. Sweatt. The will of Miss Emma S. Curry appears in Will Book 63, page 472, and is probated in Minute Book 124, page 243, Probate Court for Davidson County, Tennessee.

This property is conveyed subject to all easements, restrictive covenants and set-back lines applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank Sweatt, his heirs and assigns, forever.

And I do covenant with the said Frank Sweatt 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.

And I, Mrs. Betty C. Sweatt, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Sweatt, his heirs and assigns against the lawful claims of all persons, whomsoever.

DOCUMENTARY 50 CENTS 50

Witness my hand this 18th day of April, 1951

Mrs. Betty C. Sweatt
Mrs. Betty C. Sweatt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J B Robinson, a Notary Public in and for said County and State, the within named Mrs. Betty C. Sweatt, -

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of April, 1951.

Commission expires April 5, 1954

J B Robinson
Notary Public

FOSTER & PARKES CO., NASHVILLE

419