BK 2692

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00,

---------- TEN AND NO/100 ---------- DOLLARS

cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged, and for other good and valuable considerations including the assumption and agreement to pay by the said grantees herein the remaining unpaid balance of a note in the original amount of $11,400.00, dated August 7, 1956, executed by William O. Pratt and wife, Ethel F. Pratt, payable to The Life & Casualty Insurance Company of Tennessee, with both principal and interest payable in monthly installments of $63.38 each, beginning September 1, 1956, balance due August 1, 1981, and secured by a deed of trust of record in Book 2560, page 423, Register's Office for Davidson County, Tennessee,

we, N. CLAUDE DUNN and RALEIGH T. BLANKS,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS L. SWEENEY and wife, HELEN SANDERS SWEENEY,

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. 172 on the Plan of Gra-Mar Acres, Section VI, of record in Book 2331, page 43, Register's Office for said County, described as follows:
BEGINNING at a point in the northerly margin of Stanvid Drive at the corner of Lots 171 and 172; thence with the line between said lots, northerly 270.5 feet to a monument, the common corners of Lots 172 and 14; thence with the line between Lots 172 and 14, westerly 230 feet to a point in the easterly margin of Graycroft Avenue; thence with the margin of the same, southerly 210 feet to a monument at the beginning of a curve, the entrance to Stanvid Drive; thence around said cruve, southeasterly 31.19 feet to another monument set in the northerly margin of Stanvid Drive; thence with the margin of the same, around a curve, southeasterly 126.3 feet to the beginning. BEING the same property conveyed to N. Claude Dunn and Raleigh T. Blanks, by deed from William O. Pratt and wife, of record in Book 2651, page 548, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS L. SWEENEY and wife, HELEN SANDERS SWEENEY, 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, except as hereinabove stated, and by 1957 taxes which the grantees herein assume and agree to pay.

And we, the grantors herein, 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 herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of August, 19 57.

N. Claude Dunn

Raleigh T. Blanks

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, NEOMY C. JEFFORDS, a Notary Public in and for said County and State, the within named N. Claude Dunn and Raleigh T. Blanks, 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 Nashville, Tennessee, this 28TH day of August, 19 57.

Commission expires May 14, 1960.

Jno. C. Jeffords Notary Public State at Large

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