BK 2702

WARRANTY DEED

For and in consideration of the sum of ($2,500.00)
Two Thousand Five Hundred and no/100 - - - - - - - - - - - - DOLLARS
cash in hand paid by B. D. Carr and wife, Hilda Maude Dyer Carr,
receipt of which is hereby acknowledged, I, Olive Sweeney, the
surviving widow of Joe P. Sweeney,

have bargained and sold, and by these presents do transfer and convey unto the said B. D. Carr and wife, Hilda Maude Dyer Carr, 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 northerly 81 feet of Lot No. 25 of Block "G" on the map of Country Club Estates, as of record in book 843, page 95, Register's Office for said County.

Said part of Lot No. 25 fronts 81 feet on the westerly side of Olga Avenue and extends back between parallel lines 190 feet to a dead line.

Being part of the real property conveyed to Joe P. Sweeney and wife, Olive Sweeney, by deed from R. L. Taylor and wife, dated June 13, 1944, filed September 4, 1945, of record in book 1335, page 179, said Register's Office, the said Joe P. Sweeney having since died.

This conveyance is made subject to restrictive covenants contained in Book 1126, page 114, and Book 1117, page 204, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. D. Carr and wife, Hilda Maude Dyer Carr, their heirs and assigns, forever.

And I do covenant with the said B. D. Carr and wife, Hilda Maude Dyer Carr, 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, Olive Sweeney,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said B. D. Carr and wife, Hilda Maude Dyer Carr, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14 day of October, 1957

Olive E. Sweeney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dorothy Walton, a Notary Public in and for said County and State, the within named Olive Sweeney
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 14 day of October, 1957

Commission expires August 1, 1959.

Dorothy Walton
Notary Public

DOROTHY WALTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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