K 2735

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - Ten Dollars cash and other good and valuable considerations - DOLLARS Cash in hand paid by Emmett C. Tidwell Jr. and wife, Lucille C. Tidwell, receipt of which is hereby acknowledged, and assume the unpaid balance of a note in the original amount of $11,300.00 date April 30, 1956 being fully described in Deed of Trust executed by William J. Hobbs Jr. and wife, to Ferriss C. Bailey Trustee, of record in Book 2517, page 563, said Register's Office.

We, Claude G. Sweeney and wife, Mary J. Sweeney have bargained and sold, and by these presents do transfer and convey unto the said Emmett C. Tidwell Jr. and wife, Lucille C. Tidwell 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. 41 on the Map of Crievewood, as of record in Book 2313, page 99, Register's Office for said County.

Said Lot No. 41 fronts 115 feet on the west side of Churchill Drive and runs back between lines, 210.8 feet on the north line and 209.2 feet on the south line to a dead line in the rear measuring 115 feet thereon.

Being the same property conveyed to Claude G. Sweeney and wife, Mary J. Sweeney by deed from Mary Elizabeth Hobbs, of record in Book 2648, page 489, Register's Office for Davidson Coun ty, 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 Emmett C. Tidwell and wife, Lucille C. Tidwell their heirs and assigns, forever.

And we do covenant with the said Emmett C. Tidwell Jr. and wife, Lucille C. Tidwell 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, Claude G. Sweeney and wife, Mary J. Sweeney do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Emmett C. Tidwell Jr. and wife, Lucille C. Tidwell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of January, 1958

Claude G. Sweeney Jr

Mary J Sweeney

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