BK 3185

WARRANTY DEED

For and in consideration of the sum of - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by JOSEPH ERVIN FERRELL AND WIFE, STELLA MARIE FERRELL and other good and valuable considerations, the receipt of all of which is hereby acknowledged

we, W. LAWRENCE SWEENEY AND WIFE, NELL A. SWEENEY

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH ERVIN FERRELL AND WIFE, STELLA MARIE FERRELL

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Section II, Battlewood, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 173 fronts 75 feet on the east side of Carlyle Place, and extends back 243.22 feet on the north line and 311.3 feet on the south line, to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to W. Lawrence Sweeney and wife, Nell A. Sweeney, by deed from Malcolm M. Barrett and wife, as of record in Book 2138, page 351, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2022, page 400; and conditions on the plan of record in Book 1835, pages 95 and 96, 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 JOSEPH ERVIN FERRELL AND WIFE, STELLA MARIE FERRELL their *heirs and assigns, forever.*

And we *do covenant with the said* JOSEPH ERVIN FERRELL AND WIFE, STELLA MARIE FERRELL *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 by taxes for the year 1961 which have been prorated and are hereby assumed by the grantee.

And we, W. LAWRENCE SWEENEY AND WIFE, NELL A. 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* JOSEPH ERVIN FERRELL AND WIFE STELLA MARIE FERRELL their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 11th *day of* March, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. Lawrence Sweeney
(W. Lawrence Sweeney)

Nell A. Sweeney
(Nell A. Sweeney)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bryan W. Allen *a Notary Public in and for said County and State,* Davidson Co. Tennessee W. LAWRENCE SWEENEY AND WIFE, NELL A. SWEENEY *the within named 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 *Tennessee, this* 11 *day of* March, 1961

Commission expires Aug 1964

Bryan W. Allen *Notary Public*

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