K 3371

THIS FORM FURNISHED BY ATTORNEYS TIT.E CO.

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------

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

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of the remaining unpaid balance of a certain note in the original principal amount of $13,000.00 which is secured by a deed of trust to Charles F. Lovell, Trustee, of record in Book 3088, page 453, Register's Office for Davidson County, Tennessee,

We, Vernon H. Sweeney and wife, Sarah Jane Sweeney

have bargained and sold, and by these presents do transfer and convey unto the said Annie Elizabeth T. Copeland her 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 Lot No. 16 on the Map of Gibson Heights, as of record in Book 1835, page 133, Register's Office for said County and described as follows:

BEGINNING at a point in the easterly margin of Sandy Drive at the corner of Lots 15 and 16; thence with the line between said lots southeasterly 120 feet to a corner of Lot 37; thence with the line between Lots 16 and 37, southeasterly 64.03 feet to a corner of Lot 35; thence with the line between Lots 16 and 35, southwesterly 55 feet to a corner of Lot 17; thence with the line between Lots 16 and 17, northwesterly 170 feet to the easterly margin of Sandy Drive; thence with the margin of the same northeasterly 95 feet to the point of beginning.

Being the same property conveyed to Vernon H. Sweeney and wife, Sarah Jane Sweeney, by deed from Edward P. Holt and wife, Betty L. Holt, of record in Book 3072, page 475 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 Annie Elizabeth T. Copeland heirs and assigns, forever.

And we do covenant with the said Annie Elizabeth T. Copeland 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 herein stated.

And we, Vernon H. Sweeney and wife, Sarah Jane 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 Annie Elizabeth T. Copeland her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of March, 19 62

Vernon H. Sweeney

Sarah Jane Sweeney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. L. Talley, Jr., a Notary Public in and for said County and State, the within named Vernon H. Sweeney and wife, Sarah Jane Sweeney

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 office, this 21st day of March, 19 62

Commission expires My Commission Expires JAN. 23, 1965

C. L. Talley Jr.
Notary Public

PG 321