K 3642

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

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

I, EVELYN W. SWEENEY, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE E. SANDERS and wife, EVELYN G. SANDERS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

BEING Lot No. 45 of Section 2, McGaughey Heights, as of record in Book 1835, page 59, Register's Office for said County.

Said Lot No. 45 fronts 165 feet on the easterly side of Lovewood Drive and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Marshall W. Sweeney and wife, Evelyn W. Sweeney, by deed from Sweeney-Clark Realty Company, of record in Book 2107, page 145, said Register's Office, the said Marshall W. Sweeney having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 12 day of October, 19 83

Evelyn W. Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Evelyn W. Sweeney

the bargainor(s), 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 Nashville, Tennessee, this, the 12th day of October, 19 83

Notary Public

My commission expires:

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WARRANTY DEED

From 91466
EVELYN W. SWEENEY, a Widow

To
JOE E. SANDERS and wife,
EVELYN G. SANDERS

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE
Received for record 13 OCT 1983
at 1:46 o'clock P.M.
Noted in Book 1106 Page 969
Recorded in Book Page
Recording Fee $2.00
Register
By Deputy Reg.

THE D... TY TI...
2544 Lebanon Rd.
NASHVILLE 14, TENNESSEE

DOCUMENTARY

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