WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 3873 PAGE 790

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude G. Sweeney (NAME:)	Emigrant Industrial Savings (NAME:)	Bk/ 40 70153
Cor. Bonnafield & Bennavue Dr. (STREET ADDRESS OR ROUTE NUMBER)	51 Chambers Street (STREET ADDRESS)	MAP 75-5
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	New York, N. Y. (CITY) (ZONE) (STATE)	PAR 18
		ew

For and in consideration of the sum of -----Ten and no/100----------

----------$10.00---------- **DOLLARS**

Cash in hand paid by Claude G. Sweeney amd wife Mary J. Sweeney, and other good and valuable considerations, receipt of which is hereby acknowledged, we

Ronald J. Nitzschke and wife Ann B. Nitzschke

have bargained and sold, and by these presents do transfer and convey unto the said

Claude G. Sweeney and wife Mary J. Sweeney

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 Lot No. 698 on the Plan of Hermitage Hills Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

BEGINNING at a point in the southerly margin of Bonnavue Drive, the common front corners of Lots 698 and 699; thence with the line between said lots, southerly 115.6 feet to a point, the common rear corners of said lots; thence N. 51 degrees 26' E. 6.75 feet to a concrete monument; thence S. 86 degrees 08 ' E. 120 feet to a point in the westerly margin of Bonnafield Drive; thence with same margin of said Drive, northwardly 96.42 feet to a concrete monument at the beginning of a curve with a radius of 25.0 feet; thence around said curve, northwestwardly 41.98 feet to a concrete monument in the southerly margin of Bonnavue Drive; thence with s said margin of said Drive, westwardly 102.37 feet to the point of beginning.

Being the same property conveyed to Ronald J. Nitzschke and wife, Ann B. Nitzschke by deed from F. E. Stratton, Jr. and wife Bettie Stratton, of record in Book 3704, page 5, Register's Office, Davidson County, Tenn.

This conveyance is made subject to a Deed of Trust dated March 9, 1964 in the original amount of $14,550.00.

It is also agreed between the Buyer Claude G. Sweeney, Sr., and the Seller Ronald J. Nitzschke that the Seller agrees to transfer all the remaining Escrow Account to the Buyer.

This is unimproved ( ) improved ( ) property, known as Cor. Bonnafield & Bonnavue Drives Hermitage, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of March, 19 65

Ronald J. Nitzschke

Ann B. Nitzschke

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Ronald J. Nitzschke and wife Ann B. Nitzschke

the bargainor, 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, this 20th day of March 1965

Commission expires May 11, 1965

Ruth Randolph
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Ronald J. Nitzschke, et ux

TO Claude G. Sweeney, et ux

FILE: SALES REALTY COMPANY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

74025

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 25 1 45 PM '65

NOTED: 111 PAGE 273
RECOR:
DEP. REG.

STATE TAX $ 2.75
PROBATE
TOTAL $ 2.75

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

REC'D MAR 25 1965