BOOK 4521 PAGE 630

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 19 71

Notary Public

MY COMMISSION EXPIRES: July 22 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Hodge (NAME)	Guaranty Mortgage Company (NAME)	2D-42330
4740 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	8th Avenue North (STREET ADDRESS)	Map 107-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henderson L. Sweeney and wife, Mary F. Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Hodge

HEREINAFTER CALLED THE GRANTEES, 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. 10 on the Plan of Bel Air, Section 1, of record in Book 2900, pages 27 and 28, Register's Office, for said County, as follows:

Said Lot No. 10 fronts 64 feet on the north side of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Henderson L. Sweeney et ux by deed from Ed Hodge and Harold Reeves of record in Book 4229, page 286, Register's Office, Davidson County, Tennessee.

Purchaser agrees to assume and pay the balance of a loan in the amount of $9,029.14 payable to Guaranty Mortgage Company.

Escrow account to be transferred to buyer.

This is improved (X) unimproved ( ) property, known as 1918 Dabbs Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 24 day of July, 19 71

Henderson L. Sweeney

Mary F. Sweeney

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henderson L. Sweeney et ux Mary F. 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 Nashville, Tennessee, this 24 day of July 19 71

Commission expires May 22 1972

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, 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

ED HODGE REALTY
4740 Nolensville Road
Ph. 833-1860

WARRANTY DEED

FROM
HENDERSON L. SWEENEY ET UX

TO
MARY F. SWEENEY

ED HODGE

B 24924

IDENTIF. REFERENCE

Jul 30 10 00 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JUL 30 71	CONV	10,800.00			
JUL 30 71	STAX		A*	28.08	
JUL 30 71	PRTFEE		A*	.50	
JUL 30 71	WDEED		A*	4.00	* 32.58