WARRANTY DEED

BOOK 4529 PAGE 528

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Josephine B. Sweeney	Kimbrough-Travaglough	Map. 116-4
(NAME:) 706 Clearview Drive	(NAME:) Parkway Towers	Par. 99
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of

Ten and NO/100 ($10.00)---------- *DOLLARS*

the assumption of the balance due on a note secured by a Deed of Trust from Willis C. Nowell, etux to Miller Kimbrough, Trustee, dated September 20, 1964 of record in Book 3718, Page 619, R.O.D.C., Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Willis C. Nowell and wife, Marie W. Nowell

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Josephine B. Sweeney, 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. 46 on the Plan of Clearview Subdivision, of record in Book 843, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 75 feet on the easterly side of Clearview Drive and extends back 125.5 feet on the northerly line and 96 feet on the southerly line to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Willis C. Nowell and wife, Marie W. Nowell by warranty deed from Martha H. Miller on February 20, 1964 of record in Book 3679, Page 371, R.O.D.C., Tennessee.

Subject to easements and covenants and conditions of record, said Register's Office.

This is unimproved (X) / improved ( ) property, known as 706 Clearview Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Josephine B. Sweeney, her *heirs and assigns, forever.*

And we *do covenant with the said* Mrs. Josephine B. Sweeney *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 stated above.

And Willis C. Nowell and wife, Marie W. Nowell *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mrs. Josephine B. Sweeney her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 16th *day of* August, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willis C. Nowell
WILLIS C. NOWELL

MARIE W. NOWELL
Marie W. Nowell

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ ---, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 11 day of Aug 1971

Notary Public

Comm. Exp. 5-4-75

BOOK 4529 PAGE 529

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy P. Walker, a Notary Public in and for said County and State, Willis C. Nowell and wife, Marie W. Nowell

the within named bargainors, 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 11th day of August, 1971.

Nancy P. Walker, Notary Public

My Commission expires 5-4-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

WILLIS C. NOWELL, ETUX

TO

MRS. JOSEPHINE B. SWEENEY

This Instrument prepared by William F. Howard, Attorney, 700 American Trust Building, Nashville, Tennessee

AUG 16 71 CONV 27,000.00
AUG 16 71 S'TAX A* 70.20
AUG 16 71 PR'FEE A* .50
AUG 16 71 W'DEED A* 4.00 * 74.70

B 27104

IDENTIF. REFERENCE

AUG 16 3 37 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE