This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

BOOK 4612 PAGE 869
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
41-12 117 PW	Mr/Mrs Charles H. Sweeney	SAME
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11D-07465	1035 Westchester Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUN22	CONV	19,750.00			
JUN22	S TAX		A*	51.22	
JUN22	RD FEE		A*	.50	
JUN22	WDEED		A*	4.00	* 55.72

WILLIAM FRANKLIN HIRLSTON and wife, DELENE C. HIRLSTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES HAYDEN SWEENEY and wife, ERMA JEAN SWEENEY

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. 131 on the Plan of Kemper Heights, Section I, as of record in Book 2331, pages 65 and 66.

Said Lot No. 131 fronts100 feet on the southeasterly side of Westchester Drive, and extends back 246 feet on the southwesterly side and 243.2 feet on the northeasterly side, to a dead line in the rear on which it measures 100.4 feet.

Being the same property conveyed to William Franklin Hirlston and wife, Delene C. Hirlston, by deed from William Nelson Benzenhafer, Sr. and wife, as of record in Book 3369, page 615.

This conveyance is made subject to restrictions of record in Book 2442, page 459.

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, except for 1972 taxes, which have been prorated and assumed by the Buyers.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of June, 1972.

Delene C. Hirlston
Delene C. Hirlston

William Franklin Hirlston
William Franklin Hirlston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4612 PAGE 870

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Franklin Hirlston and wife, Delene C. Hirlston 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, the 20th day of June, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,750.00

Charles H. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 72

MY COMMISSION EXPIRES: May 25, 1975. (AFFIX SEAL)

Helen D. Scott
Notary Public

B64661

WARRANTY DEED
REF:mas

FROM

WILLIAM FRANKLIN HIRLSTON

AND WIFE

TO

CHARLES HAYDEN SWEENEY

AND WIFE

IDENTIF. REFERENCE

JUN 22 3 20 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: