FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 1975

Notary Public

MY COMMISSION EXPIRES: Jan. 26, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Geo. H. Cate, Atty., 510 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. E. McClanahan etal (NAME)	Same (NAME)	94-2 24
120 S. 11th St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, Helen S. Victory Sweeney and husband, Charles K. Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. E. McClanahan and L. O. Hardaway

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:

Land in Davidson County, Tennessee, being Lot No. 264 on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130 of the Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to C. Gilbert Smith, by deed from Alva R. Perry and wife, Elsie M. Perry, of record in Book 1762, Page 58, Register's Office for Davidson County, Tennessee. The said C. Gilbert Smith having since died, and devised said property to Helen S. Victory, under his will of record in Will Book 111, Page 455, Probate Court Clerk's Office for Davidson County, Tennessee.

Metro taxes for 1975 have been pro-rated and are assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 1623 Eastside Avenue Nashville, Tn. 37206
(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 29th day of January, 1975

Helen S. Victory Sweeney
Helen S. Victory Sweeney

Charles K. Sweeney
Charles K. Sweeney

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Barbara McCaskill, a Notary Public in and for said County and State, the within named Helen S. Victory Sweeney and husband, Charles K. Sweeney

Helen S. Victory Sweeney
Charles K. 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 29th day of January 1975

Commission expires August 10, 1978

Barbara McCaskill
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

WARRANTY DEED

FROM

Helen S. Victory Sweeney and husband, Charles K. Sweeney

TO

H. E. McClanahan and L. O. Hardaway

C 87550

IDENTIF. REFERENCE

FEB 13 11 04 AM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

FEB 13 75	CONV	*3,000.00		
FEB 13 75	S'TAX		A*	7.80
FEB 13 75	PR'FEE		A*	.50
FEB 13 75	W'DEED		A*	4.00
			*	12.30

FEB 13 1975