Prepared By:
Grant W. Smith, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4940 PAGE 128

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Roy A. Owen, et ux	Kimbrough Kavanaugh & Assoc.	61-16289pw
(NAME) 1310 Ardee Ardee Avenue	(NAME) Parkway Towers	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37216	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Six Hundred Twenty-five and No/100 ($12,625.00) ---------- *Dollars,*

of which $8,303.63 has been paid in cash by Roy A. Owen and wife, Audrey J. Owen, and for the balance the said Roy A. Owen and wife, Audrey J. Owen, have this day assumed and agreed to pay the balance, to wit, $4,321.37, which is secured by a Deed of Trust executed by Samuel Rhea Hobbs and wife, Lois Ann Hobbs, to Miller Kimbrough, Trustee, of record in Book 3976, page 387, said Register's Office, to secure to Kimbrough-Kavanaugh & Associates, the payment of one note dated January 6, 1966, in the original principal amount of $9,400.00,

I, James S. Sweeney, Sr.,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy A. Owen and wife, Audrey J. Owen, and their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 34, Block D in the resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Ardee Avenue and runs back 140 feet between parallel lines to a dead line.

Being the same property conveyed to James S. Sweeney, Sr., by deed from John A. Hammond and wife, Peggy J. Hammond, of record in Book 4938, page 259, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,625.00

Subscribed and sworn to before me, this the 14th day of August 19 75

James S. Sweeney, Sr.
Affiant

My commission expires: MY COMMISSION EXPIRES NOVEMBER 4, 1978
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1312 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Roy A. Owen and wife, Audrey J. Owen, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for the indebtedness herein stated.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roy A. Owen and wife, Audrey J. Owen, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 14th *day of* August, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James S. Sweeney, Sr.

BOOK 4940 PAGE 129

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Dewson, a Notary Public in and for said County and State, James S. Sweeney, Sr.

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 1975.

Mrs. Dewson
Notary Public

My Commission Expires 1978

JAMES M. DEWSON ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY

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.....

AUG 11 75 CONV 12,625.00
AUG 11 75 S'TAX A* 32.76
AUG 11 75 PR'FEE A* .50
AUG 11 75 W'DEED A* 4.00 * 37.26

WARRANTY DEED

FROM

JAMES S. SWEENEY, SR.

TO

ROY A. OWEN, ET UX

D 10475

CROSS REFERENCE

AUG 11 10 09 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE