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

WARRANTY DEED

BOOK 4944 PAGE 109

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James S. Sweeney, Sr. (NAME)	Lovell & Malone, Inc. (NAME)	
3920 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	
Nashville, Tn. 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	15D 19630

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Five Hundred and No/100 ($11,500.00) Dollars, of which $5,520.17, has been paid in cash by James S. Sweeney, Sr., and for the balance the said James S. Sweeney, Sr., has this day assumed and agreed to pay the balance, to wit, $4,160.83, on a first mortgage which is secured by a Deed of Trust executed by Wm. Jerome Dodd, et ux, to Charles F. Lovell, Trustee, of record in Book 2977, page 378, said Register's Office, to secure to Lovell & Malone, Inc., the payment of one note dated August 7, 1959, in the original principal amount of $8,000.00; and $1,819.00, on a second mortgage which is secured by a Deed of Trust executed by Virginia Ann Jacobs, to Stanley M. Chernau, Trustee, of record in Book 4766, page 74, said Register's Office to secure to Peoples of Nashville Co., the payment of one note dated November, 14, 1973, in the original principal amount of $3,852.00, I, Virginia Ann Jacobs

have this day bargained and sold, and do hereby transfer and convey unto the said James S. Sweeney, Sr., and his

.....

.....*(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 31 of Block "A" on the Map of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot frots 50 feet on the south side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Virginia Ann Jacobs, by deed from William J. Dodd and wife, Frances Marie Dodd, of record in Book 3373, page 297, 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 $ 11,500.00

Subscribed and sworn to before me, this the 20 day of August 19 75

My commission expires: Feb 4 1976 (Affix Seal)

Affiant James S. Sweeney

Notary Public James H. Rice

This is unimproved ( ) / improved (X) property, known as 1226 Sunnymeade 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 James S. Sweeney, Sr., and his

.....*(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 as 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* James S. Sweeney, Sr., and his

.....

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* 20 *this* 20th *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.*

Audrey E. J. Cohen

Virginia Ann Jacobs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sam W. Prentice, *a Notary Public in and for said County and State,* Virginia Ann Jacobs and Aubrey E. Jacobs

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

Witness my hand and official seal at Nashville *Tennessee, this* 20th *day of* August, *19*75

Sam W. Prentice *Notary Public*

Commission expires 4 1976

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 21 75	CONV	11,500.00				
AUG 21 75	S'TAX		A*	29.90		
AUG 21 75	PR'FEE		A*	.50		
AUG 21 75	W'DEED		A*	4.00	*	34.40

WARRANTY DEED

FROM

VIRGINIA ANN JACOBS

TO

JAMES S. SWEENEY, SR.

D 12272

IDENTIF. REFERENCE

AUG 21 12 48 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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