This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 4977 PAGE 152

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sweeney & Co., Realtors, Inc.	Same	26W-7385
(NAME) 2000 Richard Jones Road	(NAME)	104-10-67
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand Five Hundred and no/100 ---------- ($5,500.00) ---------- Dollars,

cash in hand paid by Sweeney & Co., Realtors, Inc., the receipt of which is hereby acknowledged,

I, Helen Rosenberg,

have this day bargained and sold, and do hereby transfer and convey unto the said Sweeney & Co., Realtors, Inc. its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being lot No. 28 in Bransford Realty Company's West End Heights Subdivision the plan of which is of record in book 332, page 124, Register's Office for Davidson County, Tennessee.
Said lot No. 28 fronts 60 feet on the southwest side of Chesterfield Avenue and extends back 206 feet on the southerly line and 205 feet on the northerly line to the easterly margin of Lancaster Avenue, measuring 60 feet thereon.
Included in the above description, but excluded therefrom, is that part of said property conveyed to State of Tennessee, by deed from Helen Rosenberg, of record in book 4822, page 583, Register's Office for said County, containing 5,875 square feet.

Being part of the property conveyed to Helen Rosenberg and Tessie Rosenberg by deed from Molvine Henoch and Sol Henoch, wife and husband, of record in book 1151, page 609, Register's Office for said County, the said Tessie Rosenberg having since devised her interest in said property to Helen Rosenberg, by will of record in Will book 71, page 433, Probate Court, Davidson County, Tennessee.

This conveyance is made subject to easements of record in book 3530, page 396, and book 4822, page 583, 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 $ 5,500.00

Affiant

Subscribed and sworn to before me, this the 4th day of December, 19 75

Notary Public

My commission expires: 4/25/76 (Affix seal)

This is improved ( ) unimproved (X) property, known as 315 Chesterfield Avenue, Nashville, Tennessee
(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 Sweeney & Co., Realtors, Inc. its (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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Sweeney & Co., Realtors, Inc. its (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th. day of December, 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.

Helen Rosenberg

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert D. Eisenstein *, a Notary Public in and for said County and State,* Helen Rosenberg, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 4th *day of* December *, 1975*

Notary Public

My commission expires July 31, 1978

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 .....

DEC-5 75 CONV *5,500.00
DEC-5 75 S'TAX B* 14.30
DEC-5 75 PR'FEE B* .50
DEC-5 75 W'DEED B* 4.00 * 18.80

D 27156

IDENTIF. REFERENCE

DEC 5 3 53 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

FROM

Helen Rosenberg
TO

Sweeney & Co., Realtors, Inc.

PLEASE RETURN TO

CHICAGO TITLE INS. CO.
[illegible]
NASHVILLE, TENN. 37201

22779