25 30

PREPARED BY:
LEON GILBERT
7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5004 PAGE 857

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE W. SWEAT	SAME	15 D 14110
(NAME) 1706 Long Ave	(NAME)	72-10-271
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

ONE AND NO/100 ($1.00) *Dollars,*

cash in hand paid by Joe W. Sweat to Emmit T. Townsend and wife, Delois Townsend, receipt of which is hereby acknowledged, and the further consideration of the said Joe W. Sweat assuming and agreeing to pay the unpaid balance due on note secured in installment deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert and unpaid balance due on $2880.22 note secured in B.4922, P. 231 to Joe W. Sweat, of record in Book 4509, page 961, Register's Office for Davidson County, Tennessee, and assuming and agreeing to pay all past due taxes, we, the said Emmit T. Townsend and wife, Delois Townsend,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe W. Sweat, his

heirs and assigns, ~~successors~~ *certain real estate in Davidson County, Tennessee, as follows:*

Being the northerly parts of Lots 28, 29 and 30, on the plat of Montgomery Heights, part of Litton Land, as of record in Book 432, page 47, R. O. D. C., Tennessee.
Said parts of Lots 28, 29 and 30 front 88 feet on Scott Avenue and runs back bn parallel lines 157 feet to a dead line.
Being the same property conveyed to the undersigned Emmit T. Townsend and wife, Delois Townsend, by Joe W. Sweat, by deed of record in Book _____, page_____, R. O. D. C. Tenn., to which reference is made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8500.00

Subscribed and sworn to before me, this the ____ day of _____ 19__

Affiant

My commission expires: December 10 1979 (Affix Seal)

Notary Public

This is ~~unimproved ( )~~ improved (XXX) property, known as 2305 SCOTT 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 JOE W. SWEAT, HIS

heirs and assigns forever. We *covenant that* we are *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 above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOE W. SWEAT, HIS

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* FEBRUARY, 1976, 19..., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Emmit T. Townsend
EMMIT T. TOWNSEND

Delois Townsend
DELOIS TOWNSEND

BOOK 5004 PAGE 858

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cesar Elmudo, *a Notary Public in and for said County and State,* EMMIT T. TOWNSEND AND WIFE, DELOIS TOWNSEND,

*the within named 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* 28th *day of* FEBRUARY, 1976, *19*76

Cesar Elmudo
Notary Public

Commission expires 5/10/76

CESAR E. URRUTIA · 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 .....

MAR 12 76 CONV *8,000.00
MAR 12 76 S TAX B* 20.80
MAR 12 76 PR FEE B* .50
MAR 12 76 W DEED B* 4.00 * 25.30

WARRANTY DEED

FROM

D 3 9 8 5 7

TO MAR 12 10 33 AM '76

IDENTIF. REFERENCE

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

LEON GILBERT
7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

Compliments of

Guaranty Title

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