This instrument prepared by:
Raymond Darrow, Atty.
501 Union St.
Nashville, Tenn.

WARRANTY DEED

BOOK 5004 PAGE 859

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rose Marie French		15D 14110
(NAME)	(NAME)	
2305 Scott Avenue	same	72-10-271
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand One Hundred and Sixty-eight and no/100----------($8,168.00)---------- *Dollars,*

of which $300.00 has been paid in cash by Rose Marie French, the receipt of which is hereby acknowledged, and for the remainder the said Rose Marie French has assumed and agrees to pay the unpaid balance due on note secured in installment deed from Jack J. Cohen and wife, Bessie D. Cohen, et al, to Joe W. Sweat, of record in book 4509, page 961, Register's Office for Davidson County, Tennessee, and assumes the unpaid balance due on note secured in installment deed from Joe W. Sweat to Emmit T. Townsend and wife, of record in book 4922, page 231, said Register's office, and assumes and agrees to pay all past due taxes. I, Joe W. Sweat, unmarried, *have this day bargained and sold, and do hereby transfer and convey unto the said* Rose Marie French for her sole and seperate use, her

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

Being the mortherly parts of Lots Nos. 28, 29, and 30, on the plan of Montgomery Heights, part of Litton Land, as of record in book 332, page 47, Register's Office for said County.
Said parts of Lots Nos. 28, 29, and 30, front 88 feet on Scott Avenue and runs back between Parallel line 157 feet to a dead line.
Being the same property conveyed to Joe W. Sweat by deed from Emmit T. Townsend and wife of record in book _____, page _____, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,168.00

Subscribed and sworn to before me, this the 13th day of March 19 76

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is ~~unimproved~~ ( ) ~~improved~~ ( ) 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 Rose Marie French, her

~~XXXXXXXX~~ *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 above set out.

I *further covenant and bind* myself, my ~~XXXXXXXX~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rose Marie French, her

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

Witness my hand this 3rd day of March, 19 76 *The corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe W Sweat

BOOK 5004 PAGE 860

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Caesar Caldwell, a Notary Public in and for said County and State, Joe W. Sweat

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 19 76

Caesar Caldwell
Notary Public

Commission expires May 10, 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.....

MAR 12 76	CONV	*8,168.00				
MAR 12 76	S TAX		B*	21.32		
MAR 12 76	PR FEE		B*	.50		
MAR 12 76	W DEED		B*	4.00	*	25.82

WARRANTY DEED

FROM

TO

D 39858

IDENTIF. REFERENCE

MAR 12 10 34 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238