BOOK 5022 PAGE 218

Prepared by: Alan Lewis
J. C. Bradford Bldg
Loan # 110867-2

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Milton Sweeney (NAME:)	Fidelity Federal Savings and (NAME:)	104-13
228 Carden Avenue (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	42
Nashville, TN. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100ths (10.00) ---------- *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged, KASSIAN A. KOVALCHECK, JR. and wife, PATRICIA A. KOVALCHECK

have bargained and sold, and by these presents do transfer and convey unto the said M. Milton Sweeney and wife Catherine F. Sweeney and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being south 55 feet of Lot No. 54 on the Map of Bransford Realty Company's Subdivision of certain lots in Blocks E, F and G, Whitland Realty Company's Subdivision, of record in Book 547, page 53, of the Register's Office for said County.

Said part of Lot No. 54 fronts 55 feet on the easterly side of Carden Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Kassian A. Kovalcheck, Jr. and wife Patricia A. Kovalcheck by deed from Pauline Lewis, of record in Book 4606, page 907, 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 $37,750.00

Subscribed and sworn to before me, this the 21st day of April 1976

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 228 Carden Avenue (House Number) (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Milton Sweeney and wife, Catherine F. Sweeney and their *heirs and assigns, forever.*

And we *do covenant with the said* M. Milton Sweeney and wife *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* M. Milton Sweeney and wife and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 29th *day of* April, *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.*

Kasyan A. Kozlicki Jr.

Patricia A. Kozlicki

BOOK 5022 PAGE 220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Samuel E. Jackson, a Notary Public in and for said County and State, the within named Kassian A. Kovalcheck, Jr. and wife Patricia A. Kovalcheck

the bargainors, 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 22 day of April, 19 76.

Samuel E. Jackson, Notary Public.

My Commission Expires Dec. 11, 1978

Commission Expires .....

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

Loan # 110867-2

WARRANTY DEED

FROM

Kassian A. Kovalcheck, Jr.

and wife, Patricia A. Kovalcheck

TO

M. Milton Sweeney and wife,

Catherine F. Sweeney

MAY-5-76 RECORDED FEE,TAX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 47811

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TOT'L INTF. REFERENCE

MAY 5 2 49 PM '76

37,750.00

B* 98.02
B* .50
B* 8.00

* 106.52

BOOK 5022 PAGE 221

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208