BOOK 5032 PAGE 966

Send tax bills to: Buyer
102 Hillcrest Circle
Old Hickory, Tenn.

This instrument prepared by
YELTON & TURNER
Attorneys at Law
Mt. Juliet, Tennessee

434

WARRANTY DEED

THIS INDENTURE made and entered into on this the 9th day of JUNE 1976, by and between

EDDIE C. MIRES AND WIFE, JANIS MIRES

hereinafter referred to as the GRANTORS, and

SUE SEWELL

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of THREE THOUSAND FOUR HUNDRED ($3,400.00) DOLLARS CASH IN HAND PAID, and the agreement to assume an existing mortgage owing to National Mortgage Company in the principal amount of TWENTY-THREE THOUSAND FOUR HUNDRED FORTY-SEVEN DOLLARS and SEVENTY CENTS ($23,447.70) due and payable in monthly installments of TWO HUNDRED THIRTEEN ($213.00) DOLLARS per month.

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 12th ~~Civil~~ Councilmanic District of DAVIDSON County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28, on the Plan of Swinging Bridge Heights as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being the same property conveyed to Eddie C. Mires and wife, Janis Mires by deed dated December 1, 1975 from Leon K. Thompson and wife, Marie Judd Thompson, of record in Deed Book 4976, Page 220, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all easements and rights of way of public record and restrictions of record.

1976 taxes to be pro-rated.

Possession to be given thirty days from date of deed.

NOTARY PUBLIC

YELTON & TURNER
ATTORNEYS AT LAW
106 MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $26,847.70 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 9th day of June 1976.

Notary Public

Commission Expires 2-23-78

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered, except as above set out.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

D52666

IDENTIF. REFERENCE

JUN 8 1 50 PM '76

FEE, REGISTER DAVIDSON COUNTY, TENN.

Eddie C. Mires

Janis Mires

JUN-8% CONV 26,847.78

JUN-8% S'TAX B* 69.68

STATE OF TENNESSEE FEE B* .50

JUN-8% W'DEED B* 4.00 * 74.18

COUNTY OF

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

EDDIE C. MIRES AND WIFE, JANIS MIRES

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in

on this the 3rd, day of June, 1976.

NOTARY PUBLIC ELIZABETH DAVIDSON COUNTY, TN.

Elizabeth M. Brown

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-78