Prepared By

BOOK 5192 PAGE 69

Neely, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-14-47	Albert J. Sweeney Mary V. Sweeney	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
ODA 37160	5622 O'Brien Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP-15	CONV	22,500.00			
SEP-15	S'TAX		B*	58.50	
SEP-15	PR'FEE		B*	.50	
SEP-15	W'DEED		B*	4.00	* 63.00

Blair Realtors, Inc.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Albert J. Sweeney and wife, Mary V. Sweeney

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a lot of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of O'Brien Avenue, formerly Martha Streert, at the southwest corner of the property conveyed to John B. Sullivan by deed from Georgie O'Brien, as of record in Book 1349 Page 407, said Register's Office; thence with Sullivan's west line, northwardly 150 feet to the southerly margin of a 12 foot alley; thence with the southerly margin of said alley, westwardly 100 feet; thence southwardly 150 feet to the northerly margin of O'Brien Avenue, formerly Martha Street, easterly 100 feet to the point of beginning.
Being the same property conveyed to Blair Realtors, Inc., by deed from Margaret Bernadine Cheek Hughes and husband, Joseph V. Hughes, of record in Book 5140 Page 271, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of August, 1977.

Blair Realtors, Inc.

Blair Realtors, Inc.
By Jerry Blair Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 22,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 77

MY COMMISSION EXPIRES: 9/27/81 (AFFIX SEAL) Notary Public

DAVID B. HERBERT NOTARY PUBLIC TENN. DAVIDSON COUNTY

E 23766

IDENTIF. REFERENCE

SEP 1 3 20 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Blair Realtors, Inc.

TO Albert J. Sweeney
Mary V. Sweeney

Mail

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared Jerry W. Blair and _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President and _____, respectively, of Blair Realtors, Inc., a corporation, the bargainor, and that he, as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Jerry W. Blair as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of August, 19 77.

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-27-81 *Notary Public*