This instrument prepared by:
DAVID B. HERBERT
Keeley, Herbert & Crawford
Third Floor, J. & C. Tower
Nashville, Tennessee 37219

BOOK 5262 PAGE 243

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-371	Ms. Linda Field, Trustee	New Owner c/o Lobo Company 301 4th Avenue, South Nashville, TN. 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11W-72905	3919 Dakota 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,

MAR 14 78	CONV	10,000.00			
MAR 14 78	S'TAX		B*	26.00	
MAR 14 78	PR'FEE		B*	.50	
MAR 14 78	W'DEED		B*	4.00	* 30.50

CLARA SWEENEY, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LINDA FIELD, TRUSTEE with full power to sell or convey by deed or mortgage without the joinder of any beneficiary for whom he may be acting

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 in the 11th, formerly 24th Ward of the City of Nashville, being part of the 28.26 acre tract shown on the Map of Charlotte Park Company's Second Addition extended, as of record in Book 421, page 10, and more particularly described as follows:

BEGINNING at the southeast corner of 40th Avenue, North, formerly "C" or Stump Avenue, and Dakota Avenue, formerly 4th Avenue; thence with the southerly margin of Dakota Avenue, eastwardly 75 feet; thence at right angles southwardly 150 feet; thence at right angles westwardly 75 feet to the easterly margin of40th Avenue, North; thence with said margin northwardly 150 feet to the beginning.

Being the same property conveyed to B. H. Sweeney, Sr., and wife, Clara Sweeney, by deed from A. F. Campbell and wife, as of record in Book 2141, page 147, the said B. H. Sweeney, Sr., having since died.

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 for 1978 taxes which have been prorated and assumed by Grantees.

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 13th day of March, 19 78

Clara Sweeney
Clara Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clara Sweeney, a widow the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 13th day of March, 19 78.

My commission expires: July 25th 1981

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 $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March 19 78

MY COMMISSION EXPIRES: July 25, 1981 (AFFIX SEAL) Notary Public

E 54694

IDENTIF. REFERENCE

MAR 14 2 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
CLARA SWEENEY, a widow

TO
LINDA FIELD, TRUSTEE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public