2822 02/13 79.90- CHECK

New Owner &
Send Tax Notices To:
Marshall Preston Sweeney
224 West College
Murfreesboro, Tn
37130

This Instrument Prepared By:
Joseph S. Daniel, Attorney At Law
216 West Burton Street
Murfreesboro, Tennessee 37130

1/4 - 14-105

BOOK 5395 PAGE 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, and the assumption by the Grantee herein of an obligation to pay ALLEN D. AGEE and wife, ROBERTA F. AGEE created by a Note and Lien retained in the subject property by an Installment Deed of record in Deed Book 5022, page 354 of the Register's Office of Davidson County, Tennessee with the present balance of approximately Twenty-Six Thousand Four Hundred Eighty and 59/100 ($26,480.59) Dollars, we, the undersigned, ELLIE O. BARBEE and BESSIE T. STOKES, have this day bargained and sold and do hereby transfer and convey unto MARSHALL PRESTON SWEENEY, his heirs and assigns, forever, that certain tract or parcel of real estate located and situated in the _____ Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 125 feet on the easterly side of Sneed Avenue and runs back 182.3 feet on the north line and 189.3 feet on the south line, to a dead line, measuring 125.1 feet thereon.

BEING the same property conveyed to Ellie O. Barbee and Bessie T. Stokes by Deed from Allen D. Agee and wife, Roberta F. Agee of record in Deed Book 5022, page 354 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to storm sewer easement of record in Book 3899, page 378, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions filed for record in Book 1303, page 55, said Register's Office; the recorded plan set-back line and 10 foot easement for public utilities.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same and that it is unencumbered except as noted above and except for the lien for the 1979 Property Taxes, which Taxes have been prorated between the parties, the Grantors paying to the Grantee their proportionate share and the Grantee paying said Taxes in full as they become due and payable.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to MARSHALL PRESTON SWEENEY, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 10 day of Feb., 1979.

Ellie O. Barbee
ELLIE O. BARBEE

Bessie T Stokes
BESSIE T. STOKES

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ellie O. Barbee and Bessie T. Stokes, the bargainors with whom I am personally acquainted and acknowledged that they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

IDENTIF. REFERENCE
FEB 13 6 16 PM '79
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

F. 1. 4. 0. J. 1.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 10th day of Feb, 1979.

Betty A. McRae
Notary Public

My Commission Expires: 12/8/79

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred whichever is greater is $ 29000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marshal Preston Sweeney
Affiant

Subscribed and sworn to before me, this the 10th day of Feb., 1979.

Betty A McRae
Notary Public

My Commission Expires: 12/8/79