THIS INSTRUMENT WAS PREPARED BY MILTON W. SMITH, JR., ATTORNEY AT LAW,
320 GALLATIN ROAD,
MADISON, TN. 37115

WARRANTY DEED

BOOK 5478 PAGE 56

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY B. SOWELL, UNMARRIED		MAP 51-8
(NAME)	(NAME)	
227 EMMITT AVENUE	SAME	PARCEL 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE		11D-69865
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, AURELIA SWANEY, A WIDOW, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said JEFFREY B. SOWELL, UNMARRIED,

his
the Grantee ~~herein, their successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 in Block "C" as shown on Plan of Power and Roth, Madison Park Subdivision, a plat as shown of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 14, in Block "C" fronts 90 feet on the northerly side of Emmett Avenue and extends back 197 feet on the west line, and 213 and 5/10 feet to a dead line.

Being the same property conveyed to William J. Swaney and wife, Aurelia Swaney, by deed from Joe G. Oliver and wife, Mary Creath Oliver, of record in Book 1044, page 366, said Register's Office. The said William J. Swaney having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 35,000

Subscribed and sworn to before me, this the 6 day of AUGUST, 19 79

Affiant

My commission expires: April 25, 1981 (Affix Seal)

Notary Public Hubert L Baker

unimproved ( )
This is improved (✓) property, known as 227 Emett Avenue, ~~Nashville~~, MADISON Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee ~~XXXXXXXXXX~~ his heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee ~~XXXXXXXXXX~~ his heirs 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.

Witness our hands this 6 *day of* August, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Aurelia Swaney
(Aurelia Swaney, a widow)

BOOK 5478 PAGE 57

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Aurelia Swaney, a widow

the within named bargainor....., 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 Madison, Tennessee, *this* 6 *day of* August, *19* 79.

Hubert L Baker
Notary Public

Commission expires April 25, 1981

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 .....

2157

WARRANTY DEED

FROM
Aurelia Swaney, a widow

TO
Jeffrey B. Sowell, unmarried

F. 4 4 6 0 8

IDENTIF. REFERENCE

AUG 7 10 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5478 PAGE 58

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
			2157A08/07/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 44608

T
IDENTIF. REFERENCE

AUG 7 10 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702724