LOAN #

FILE IN BOX 4

80-3-32

FORM NO. WD-1

BOOK 5582 PAGE 652

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,530.92

Reginald V. Sweatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 80.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1208 Fidelity Federal Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald Sweatt and wife (NAME)	Third National Mortgage COmpany (NAME)	Map 58-11
3859 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 31
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	13DA 56502

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jewell E. Sims and wife, Miriam Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald V. Sweatt and wife, Cynetra A. Sweatt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson COunty, Tennessee, being Lot No. 28 on the Plan of Section 1, Royal Hills, of record in Book 4675, page 73, Register's Office for said County.

SAID Lot No. 28 fronts 89.10 feet on the southwesterly margin of Lunn Drive and extends back 224.06 feet on the southeasterly line and 186.87 feet on the northwesterly line to a broken line in the rear, measuring 105.72 feet thereon.

BEING the same property conveyed to Jewell E. Sims and wife, Miriam Sims by deed from James Hale and wife, Mary Frances Hale of record in Book 5255, page 714, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4813, page 77, and Book 4895, page 102, and Book 4950, page 530, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume andagree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Third National Mortgage Company in the original principal amount of $42,900.00 of record in Book 5255, page 716, said REgister's Office.

This is unimproved ( ) improved (XX) property, known as 3859 Lunn Drive, (House Number) (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37218 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this 25th day of March, 19 80

Jewell E. Sims

Jewell E. Sims

Miriam Sims

Miriam Sims

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jewell E. Sims and wife, Miriam Sims

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of March 1980

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Jewell & Miriam Sims

TO Reginald & Cynetra Sweatt

F 8 2 0 9 0

IDENTIF. REFERENCE

MAR 25 3 02 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44630.92- CO 115.70 CO TX .50 PRFEE 5.00 WDEED CHECK 120.50- 9774A03/25/00 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 82090

IDENTIFICATION REFERENCE

MAR 25 3 02 PM '00

REGISTER

No. 748821