F 96237

WARRANTY DEED

BOOK 5620 PAGE 973

mail

IDENTIF. REFERENCE

JUL 3 2 42 PM '80

FILED & RECORDED IN OFFICE OF THE COUNTY REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

+ Benjamin F. Sweat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 1980

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN F. SWEAT (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	130A 50375
3836 KINGS LANE, (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2628 (STREET ADDRESS)	58
NASHVILLE, TN. (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	Par. 83

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, RAYMOND LOVE AND WIFE, WILMA LOVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJAMIN F. SWEAT AND WIFE, PATRICIA A. SWEAT

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:

A PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA, REGISTERED SURVEYOR, DATED MAY 31, 1976, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF KINGS LANE, SAID POINT BEING THE SOUTHEAST CORNER OF THE CARROLL PROPERTY, AS RECORDED IN BOOK 2635, PAGE 260, REGISTER'S OFFICE FOR SAID COUNTY, AND THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT; THENCE LEAVING SAID CENTER LINE OF KINGS LANE ALONG CARROLL'S EAST LINE NORTH 4 DEGREES, 50 MINUTES WEST, 245.5 FEET TO AN IRON PIN, SAID POINT BEING CARROLL'S NORTHEAST CORNER AND THE NORTHWEST CORNER OF THIS DESCRIBED TRACT; THENCE ALONG THE NORTH LINE OF THIS TRACT NORTH 78 DEGREES, 05 MINUTES EAST 50.4 FEET TO AN IRON PIN, SAID POINT BEING THE NORTHWEST CORNER OF RAYMOND LOVE'S PROPERTY AS OF RECORD IN BOOK 2444, PAGE 334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG LOVE'S WEST LINE SOUTH 4 DEGREES 50 MINUTES EAST 245.3 FEET TO A POINT IN THE CENTER OF KINGS LANE; SAID POINT BEING LOVE'S SOUTHWEST CORNER' THENCE ALONG THE CENTER OF KINGS LANE SOUTH, 77 DEGREES 52 MINUTES WEST 50.4 FEET TO A POINT OF BEGINNING, CONTAINING 12,270 SQUARE FEET (0.28 ACRES) MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND LOVE AND WIFE, WILMA LOVE BY DEED FROM AVERBUCH-MORRIS, A PARTNERHSIP COMPOSED OF SIDNEY AVERBUCH AND M.C. MORRIS, AS OF RECORD IN BOOK 5037, PAGE 940, SAID REGISTER'S OFFICE.

LAND IN THE 13TH FORMERLY THE 23RD, CIVIL DISTRICT OF SAID COUNTY, BEING PART OF LOT NO. 3 ON THE PLAN OF THE LANDS OF WILLIAM J. DRAKE, DECEASED, AS OF RECORD IN MINUTE BOOK "J" PAGES 396 AND 397, OF THE COUNTY COURT FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, AUGUST 1, 1955, AS FOLLOWS:

*(OVER)

This is unimproved ( ) improved (X) property, known as 3836 KINGS LANE, NASHVILLE, TN.
(House Number) (Street) (P. O. Address) (City or Town) (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 S this 2ND day of JULY, 19 80

Raymond E. Love
RAYMOND LOVE

Wilma Love
WILMA LOVE

BOOK 5620 PAGE 974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RAYMOND LOVE AND WIFE, WILMA LOVE

the bargainor S, 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, TN. this 1 day of JULY, 1980

Commission Expires 11-12-80 Notary Public

STATE OF
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 purpose 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

*BEGINNING IN THE CENTER OF KINGS LANE AT THE SOUTHWEST CORNER OF THE SAMMIE DRAKE CHAPPEL 34 ACRE TRACT OF LAND, BEING THE SOUTHEAST CORNER OF THE E.B. WALTON 67 ACRE TRACT; THENCE WITH THE LINE BETWEEN SAID TWO TRACTS NORTH 0 DEG. 50' EAST 250 FEET TO AN IRON PIN; THENCE SOUTH 78 DEG. 05' WEST 145.9 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF A 50 FEET PROPOSED ROAD; THENCE WITH SAME SOUTH 4 DEG. 50' EAST 245.3 FEET TO THE CENTER OF SAID KINGS LANE; THENCE WITH THE CENTER OF SAME NORTH 77 DEG. 52' EAST 113.1 FEET TO THE BEGINNING, CONTAINING .73 OF AN ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND E. LOVE AND WIFE, WILMA LOVE BY DEED FROM E.B. WALTON AND WIFE EFFIE K. WALTON, AS OF RECORD IN BOOK 2444, PAGE 334, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5560, PAGE 596, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE GRANTORS, BY THE MORTGAGEE.

Mail to
William G. Traber
P. O. Box 140855
Nashville, Tenn. 37214

WARRANTY DEED

FROM
RAYMOND E. LOVE ET UX

TO
BENJAMIN F. SEWAT ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR BOOK 5620 PAGE 975

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

[illegible].00- CO
119.34 CO TX
.50 [illegible]
6.00 [illegible]
CHECK 125.84-
7[illegible]/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.62.37

IDENTIF. REFERENCE

JUL 3 2 42 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 766195