8543 05/17 119.86- CHECK

This instrument was prepared by John T. Blankenship, Attorney, 224 W. College, Murfreesboro, Tennessee, from information provided by the parties.

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Preston Sweeney and	Same:	75-4
Ronald A. Scott		Parcel 263
224 W. College Street		
Murfreesboro, Tennessee 37130		

WARRANTY DEED BOOK 5795 PAGE 781

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, First National Bank of Rutherford County, Tennessee, hereinafter called Grantor, has bargained and sold and by these presents does transfer and convey unto Marshall Preston Sweeney and Tennessee Land and Trust, Inc. as tenants in common, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:

Being all of Lots No. One (1) and Two (2) on the plan of H.G. Martin Subdivision, as per plat and survey of record in Book 4060, page 121, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of the said two lots.

Lot No. One (1) fronts westwardly 202.0 feet on the east side of Old Hickory Blvd. and extends back 161.0 feet on the south line and 164.11 feet on the north line to the west margin of the right of way of the T. C. Railroad, measuring 204.51 feet thereon, according to said plat.

Lot No. Two (2) fronts westwardly 135.85 feet (or 135.35 feet) on the east side of Old Hickory Blvd. and extends back 164.11 feet on the south line and 175.0 feet on the north line of the westerly margin of the T. C. Railroad, measuring 80.83 feet thereon, according to said plat.

Excepted and Excluded from this conveyance are those tracts or parcels heretofore conveyed by O. D. Campbell et ux to the State of Tennessee for highway purposes, as well as certain drainage and construction easements and of record in Deeds of record in Book 5091, page 465 and Book 5091, page 468, Register's Office of Davidson County, Tennessee, and to which said instruments reference is hereby made for more complete details of location and description of the parcels so conveyed.

Being the same property conveyed to First National Bank of Rutherford County by Trustee's Deed from Jack G. Heffington, Trustee, said deed bearing date of April 8, 1981, and being of record at Deed Book 5730, page 687, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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 Grantor does hereby covenant with the said Grantees that it is lawfully seized and possessed of said land in fee

simple, have a good right to convey it, and the same in unencumbered, except for 1979 and 1980 Metropolitan taxes, which are past due and payable and which will be paid by Grantees; and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to 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 MY HAND, this 31st day of August, 1981.

FIRST NATIONAL BANK OF RUTHERFORD COUNTY

BY Wendell O. Mandrell
PRESIDENT

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Personally appeared before me, a Notary Public within and for the aforementioned state and county, Wendell O. Mandrell, with whom I am personally acquainted and who acknowledged upon him oath himself to be the President of First National Bank of Rutherford County, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation by the said Wendell O. Mandrell as such President, and attesting the same by the said Wendell O. Mandrell, as such President.

Patricia G. Wadlington
Notary Public

My Commission expires: 1/18/82

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 43,515.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17th DAY OF Sept 1981.
Deputy Register

660316

IDENTIF. REFERENCE

SEP 17 10 12 AM '81

FILED AND RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5795 PAGE 783

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
			43574.00- CO	
			113.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	119.86-
8543A	09/17/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.60316

IDENTIF. REFERENCE

SEP 17 10 12 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844021