3

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Bennie H. Swett, Jr. (NAME)	Same (NAME)	54-10-3
614 28th Ave N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D 27834
NASHVILLE TENN. 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5798 PAGE 503

For and in consideration of the sum of Twelve Thousand and no/100---------- ---------- DOLLARS

of which Five Thousand and no/100 Dollars has been paid cash in hand at the closing and for the balance the purchaser, Bennie H. Swett, Jr., has delivered his promissory note in the amount of Seven Thousand and no/100 Dollars, payable according to its terms, and secured same by delivering a deed of trust.

J. W. Burks

has bargained and sold, and by these presents do transfer and convey unto the said Bennie H. Swett, Jr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the west 67 feet more or less of Lot No. 85 on the Map of the Barrow Plan of Lots, of record in Plan Book 1, page 68, of the Chancery Court at Nashville.

Said part of said lot fronts 67 feet more or less on the north side of Torbitt Street and runs back between parallel lines, along the easterly margin of 28th Avenue North, formerly Barrow Avenue, 200 feet more or less, to an alley.

Being the same property conveyed to Dr. J. W. Burks, by quitclaim deed from Valda Martz, Trustee, of record in Book 5703, page 476, Register's Office, Davidson County, Tennessee.

This conveyance subject to the following Metropolitan Government of Nashville and Davidson County liens for demolition of buildings: a lien for $371.59 recorded at Book 5705, page 604; a lien for $373.58 recorded in Book 5705, page 606; a lien for $315.06 recorded at Book 5770, page 245; and a lien for $407.40 recorded at Book 5784, page 858, all liens recorded in the Register's Office of Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Corner of 28th and Torbitt Street (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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 11th day of September, 19 81.

Dr. J. W. Burks Helen C. Burks

J. W. Burks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5798 PAGE 504

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named J. W. Burks

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, TENN., this 11th day of September, 1981.

My commission expires April 20, 1985 Notary Public Vaudra Hart

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Pennie H. Swett, Jr.

Sworn to and subscribed before me this 11th day of September, 1981.

My commission expires April 20, 1985 Notary Public Vaudra Hart

This instrument was prepared by:

Name	Address
WJM, Woods, Bryan, Woods & Watson, A Professional Law Association	121 17th Avenue, S., Nashville, TN 37203

MAIL ENV.

WARRANTY DEED

FROM J. W. BURKS

TO BENNIE H. SWETT, JR.

G 6 1 3 5 4

IDENTIFICATION REFERENCE

SEP 25 9 22 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 5798 PAGE 505

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
			12000.00- CO	
			31.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	37.70-
			9802AC9/25/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G61354

IDENTIF. REFERENCE

SEP 25 9 22 AM '81

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

No. 845226