OWNER

Send Tax Notices to:
Milton M. Sweeney
4022 Sneed Avenue
Nashville, TN 37215

Prepared by
Marshall Preston Sweeney
Murfreesboro Tenn.

MAP 116-16
Par 105 Ja

WARRANTY DEED

BOOK 5919 PAGE 440

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, and the assumption by the Grantee herein of an obligation to pay ALLEN D. AGEE and wife, ROBERTA F. AGEE created by a Note and Lien retained in the subject property by an Installment Deed of record in Deed Book 5022, Page 354 of the Register's Office of Davidson County, Tennessee with the present balance of approximately Twenty-Two Thousand Two Hundred Seventy Six and 00/100 ($22,276.00) Dollars, we, the undersigned, MARSHALL PRESTON SWEENEY, and wife, SALLY E. SWEENEY, have this day bargained and sold and do hereby transfer and convey unto MILTON M. SWEENEY, his heirs and assigns, forever, that certain tract or parcel of real estate located and situated in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Map of part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 125 feet on the easterly side of Sneed Avenue and runs back 182.3 feet on the north line and 189.3 feet on the south line, to a dead line, measuring 125.1 feet thereon.

BEING the same property conveyed to Marshall Preston Sweeney by Deed from Ellie O. Barbee and Bessie T. Stokes of record in Deed Book 5395, page 56 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to storm sewer easement of record in Book 3899, page 378, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions filed for record in Book 1303, page 55, said Register's Office; the recorded plan set-back line and 10 foot easement for public utilities.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate, that we have a good

right to convey the same and that it is unencumbered except as noted above and except for the lien for the 1982 property taxes which taxes have been prorated between the parties, the Grantors paying to the Grantee their proportionate share and the Grantee paying said taxes in full as they become due and payable.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to MILTON M. SWEENEY, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 19 day of March, 1982.

Marshall Preston Sweeney
MARSHALL PRESTON SWEENEY

Sally E. Sweeney
SALLY E. SWEENEY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within named Marshall Preston Sweeney and Sally E. Sweeney, the bargainors with whom I am personally acquainted and acknowledged that they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 19th day of March, 1982.

Judith L. Kulczycki
Notary Public

My Commission Expires: 4-24-83

RUSH

T.C. 2447

IDENTIF. REFERENCE

AUG 3 1 39 PM '82

FELIX Z. HASLAM REGISTER
DAVIDSON COUNTY, TN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred whichever is greater is $ 25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Milton M. Sweeney
Affiant

Subscribed and sworn to before me, this the 19th day of March, 1982.

Judith L. Kulczycki
Notary Public

My Commission Expires: 4-24-83

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 5919 PAGE 442

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

25000.00- CO
65.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
1374A08/03/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. O. 4 4 7

IDENTIF. REFERENCE

AUG 3 1 39 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 894796