Field Book No. 5DU-8076
Map - Parcel No. 133-12-8

mail

SEND TAX STATEMENT TO:
First Federal Savings Bank of Tennessee
101 West Lincoln
Tullahoma, Tennessee 37388

This Instrument Prepared By:
Gayle T. Moyer
City Hall Mall - Box 157
Franklin, Tennessee 37064

BOOK 6533 PAGE 901

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN H. BUSH, JR. and wife, MINNETTE BUSH, have bargained and sold and by these presents do transfer and convey unto MARK A. SWEAZEY, his heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for said County.
>
> Beginning at a point in the northerly margin of Paragon Mills Road at the common front corner of Lots 4 and 5; thence with the line between said lots northeastwardly 100.46 feet to a point at the common rear corners of Lots 4, 5 and 6; thence with the line between Lots 5 and 6, southwestwardly 119.28 feet to a point in the westerly margin of Benita Drive; thence with said margin of said Drive, southwestwardly 110 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a concrete monument in the northeasterly margin of Paragon Mills Road; thence with said margin of said Road northwestwardly 105 feet to the beginning.
>
> Being the same property conveyed to John H. Bush, Jr. and wife, Minnette Bush by deed from Windsor Development Company of record in Book 3922, page 788, Register's Office of Davidson County, Tennessee.
>
> Minnette Bush and Minnetta Bush are one and the same person.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said

property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1985 property taxes are a lien but are not due and payable. These taxes have been prorated between the parties as of the date of this instrument with grantee's assuming responsibility for payment of same.

2. The plan of Windsor Park, of record in Book 3600, page 64, Register's Office of Davidson County, Tennessee, including the owner's certificate, a 30-foot minimum building setback line from Paragon Mills Road and Benita Drive, and a 10-foot easement for public utility purposes containing an 8-inch sewer line within.

3. Restrictive covenants of record in Book 3792, page 445 and Book 3816, page 784, Register's Office of Davidson County, Tennessee.

4. Encroachment of concrete drive along and across the easement for public utilities, drainage and sewer purposes along the northerly lot line as shown on the mortgage loan survey by John Kohl and Company, dated April 10, 1985.

5. Easement granted to First Suburban Water Utility District of Davidson County, Tennessee for sewer purposes by instrument of record in Book 3954, page 643, Register's Office of Davidson County, Tennessee.

6. All existing highway, roadway and utility easements.

7. All applicable zoning ordinances and building regulations.

AND WE DO FURTHER COVENANT and bind ourselves; our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 15th day of April, 1985.

John H. Bush, Jr.
John H. Bush, Jr.

Minnette Bush
Minnette Bush

BOOK 6533 PAGE 303

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Gayle J. Noyes, a Notary Public in and for said County and State, the within named JOHN H. BUSH, JR. and wife, MINNETTE BUSH, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of April, 1985.

Gayle J. Noyes
Notary Public

My Commission Expires:

5-20-87

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $60,000.00.

Mark A Sweazey
Affiant

Sworn to and subscribed before me on this the 15th day of April, 1985.

Gayle J. Noyes
Notary Public

My Commission Expires:

5-20-87

Property Address of New Owner:

Mr. Mark A. Sweazey
401 Benita Drive
Nashville, Tennessee 37211

I 9 6 7 4 6

IDENTIF. REFERENCE

APR 15 8 45 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6533 PAGE 904

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

60000.00- CAMT
156.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 165.50-
8214A04/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 7 4 6

IDENTIF. T REFERENCE

APR 16 8 45 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 125140