Book 30

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Roger C. Sweet and wife, Rita A. Sweet 4906 Nevada Avenue Nashville, TN 37209	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	Map 91-15 Parcel 287

WARRANTY DEED BOOK 7314 PAGE 306

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Dickey Roy**, have bargained and sold, and by these presents do transfer and convey unto the said **Roger C. Sweet and wife, Rita A. Sweet**, 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 easterly 50 feet of the westerly 150 feet of the south half of Block 35 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said part of Block 35 fronts 50 feet on the northerly side of Nevada Avenue formerly 3rd Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to William Dickey Roy by deed from William Vick Roy, Sr. and wife, Callie Price Roy of record in Book 6363, Page 419, said Register's Office for said County.

William Dickey Roy being first duly sworn made oath that he was unmarried at the time of executing this conveyance.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **4906 Nevada Avenue, Nashville, Tennessee 37209**

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 1st day of August, 1987.

William Dickey Roy

William Dickey Roy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Dickey Roy, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 45,200

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF August, 1987.

L Chandler Dep Reg
NOTARY PUBLIC

~~MY COMMISSION EXPIRES:~~

52021

IDENTIFICATION REFERENCE

Aug 3 12 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7314 PAGE 308

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

4520[illegible].00- PMT.
126.56 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 133.06-
7156A08/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52021-

IDENTIFICATION REFERENCE

AUG 3 12 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01177