WARRANTY DEED

BOOK 10023 PG 387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Edith Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 96

Notary Public

My Commission Expires Nov. 22, 19

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edith Sweeney (NAME)	NEW OWNER (NAME)	MAP 72-9
804 Fairwin Avenue (ADDRESS)	(ADDRESS)	PARCEL 281
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha Ann Montgomery and Gerald Wayne Mattox, both married persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edith Sweeney and husband, Lonnie Ray Sweeney

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the west 100 feet of the east 153.4 feet of Lots Nos. 43, 44 and 45 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots front 100 feet on the south side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Louise Purtle, a widow by deed from Martha Ann Montgomery and Gerald Wayne Mattox, of record in Book 5505, page 379, Register's Office for Davidson County, Tennessee; further conveyed to Martha Ann Montgomery and Gerald Wayne Mattox by quitclaim deed from Louise Purtle, a widow, of record in Book 6891, page 558, said Register's Office.

The said Louise Purtle joins in this conveyance to convey her interest in which she holds a Life Estate in Deed of record in Book 5253, page 502, said Register's Office.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Map Book 547, page 52; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

NOTE: This is not and never has been the primary residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 804 Fairwin Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 19th day of April 19 96

Martha Ann Montgomery

Gerald Wayne Mattox

Louise Purtle by Martha Ann Montgomery attorney in fact
Louise Purtle by Martha Ann Montgomery
Attorney-in-Fact

BOOK 10023 PG 388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Ann Montgomery and Gerald Wayne Mattox, both married persons

the bargainor s, 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 and official seal at Nashville, Tennessee, this 19th day of April, 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Martha Ann Montgomery ~~and~~ _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself ~~and~~ _____ to be the Attorney-in-Fact ~~and~~ _____ respectively of the Louise Purtle the within named bargainor, a ~~corporation~~, and that she as such Attorney-in-Fact ~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of ~~the corporation by the said~~ Louise Purtle by the said Martha Ann Montgomery as such Attorney-in-Fact . ~~and attesting the same by the said~~ ~~as such~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of April 19 96 .

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

97 MAR 22 PM 3:21

0173919

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

RECEIVED OF _____

FOR _____

BOOK 10023 PG 389

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
				[illegible] 10010.00
				[illegible] 359.00
				[illegible] 1.00
				[illegible] 3.00
				[illegible] 266.00
				[illegible] 266.00
				[illegible] 32.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173919
IDENTIF. & REFERENCE

96 APR 22 PM 3:21

DAVIDSON CO. T.C.R.M.

No. 1031173