Prepared By:
Grant W. Smith, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219

WARRANTY DEED BOOK 4938 PAGE 258

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James S. Sweeney, Sr.	Kimbrough Kavanaugh & Assoc.	61-16289pw
(NAME)	(NAME)	
3805 Gallatin Road	Parkway Towers	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand and No/100-------- ($10,000.00) ---------- *Dollars,*

of which $5,566.02 has been paid in cash by James S. Sweeney, Sr., and for the balance the said James S. Sweeney, Sr., has this day assumed and agreed to pay the balance, to wit, $4,433.98, which is secured by a Deed of Trust executed by Samuel Rhea Hobbs and wife, Lois Ann Hobbs, to Miller Kimbrough, Trustee, of record in Book 3976, page 387, said Register's Office, to secure to Kimbrough-Kavanaugh & Associates, the payment of one note dated January 6, 1966, in the original principal amount of $9,400.00,

We, John A. Hammond and wife, Peggy J. Hammond,

have this day bargained and sold, and do hereby transfer and convey unto the said James S. Sweeney, Sr., his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 34, Block D in the resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Ardee Avenue and runs back 140 feet between parallel lines to a dead line.

Being the same property conveyed to John A. Hammond and wife, Peggy J. Hammond, by deed from Lois Ann Hobbs, of record in Book 4897, page 342, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 4th day of August, 19 75

My commission expires: Oct. 25, 1976 (Affix Seal)

Affiant: John A. Hammond

Notary Public

This is unimproved ( ) improved (X) property, known as 1312 Ardee Avenue, Nashville, Tennessee, 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James S. Sweeney, Sr., his

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for the indebtedness herein stated.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James S. Sweeney, Sr., his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 4th day of August, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John A. Hammond

Peggy J. Hammond

BOOK 4938 PAGE 259

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, John A. Hammond and wife, Peggy J. Hammond,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 1975.

Commission expires Oct. 25, 1976

[signature] Notary Public

[illegible] NOTARY PUBLIC [illegible] STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

AUG-4 75	CONV	10,000.00			
AUG-4 75 S'TAX			A*	26.00	
AUG-4 75 PR'FEE			A*	.50	
AUG-4 75	W'DEED		A*	4.00	* 30.50

D 09553

WARRANTY DEED

FROM

JOHN A. HAMMOND, ET UX

TO

JAMES S. SWEENEY, SR.

IDENTIF. REFERENCE

AUG 4 2 33 PM '75

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE