This instrument prepared by: Thomas E. Stewart, Stewart, Black & Ayers
223 Madison St.
108 Madison Bldg.
Madison, Tennessee 37115

BOOK 4976 PAGE 174

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES S. SWEENEY, SR. (NAME)	JAMES S. SWEENEY, SR.	
3920 GALLATIN ROAD (STREET ADDRESS OR ROUTE NUMBER)	3920 GALLATIN RD.	61-15
NASHVILLE, TENN. 37216 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37216 (CITY) (ZONE) (STATE)	23 1/2 pt

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged together with the assumption of the Deed of Trust dated February 27, 1975 from Leslie T. Sweeney and wife, Sadie S. Sweeney to I. D. Lewis, Jr., Trustee, recorded in Book 4892, page 640, Register's Office for Davidson County, Tennessee.

We, LESLIE T. SWEENEY AND WIFE SADIE S. SWEENEY,

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:

Land in the 11th Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 4 and the scutherly half of Lot No. 5 on the Plan of M. N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for said County.

Said parts of Lots Nos. 4 and 5 front together 55 feet on the easterly side of a 15 foot driveway which adjoins the Gallatin Road or the right-of-way of the Nashville Gallatin Interurban Railroad and run back 147 feet 3 inches, more or less, on the southerly line and 149 feet 4 inches, more or less, on the northerly line to the westerly line of Lots 74 and 75 on said plan and measure 55 feet thereon; and a 15 foot strip that adjoins the above two portions of lots on the westerly side that extends north and south, being more specifically described in the above plat book and Deed Book 4164, page 562, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Leslie T. Sweeney and wife, Sadie S. Sweeney, by deed from Edward Schade and wife, Eunice Katherine Schade, of record in Book 3890, page 953, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Leslie T. Sweeney and wife, Sadie S. Sweeney, by deed from M.N. Young of record in Book 4164, page 562, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 2nd day of December 1975

Affiant James S. Sweeney Sr.

My commission expires: 4-17-77 (Affix Seal)

Notary Public

This is unimproved (X) property, known as 3920 Gallatin Road (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 as shown of record.

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

Witness our hand S this 2nd day of December, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leslie T. Sweeney

Sadie S. Sweeney

BOOK 4976 PAGE 175

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, LESLIE T. SWEENEY and wife, SADIE S. SWEENEY the within named bargainor, 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 2nd day of December, 19 75

Commission expires 4-17-77

Notary Public

CHARLES KRECH, JR. NOTARY PUBLIC DAVIDSON COUNTY

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.....

DEC-3 75 CONV 70,000.00
DEC-3 75 S'TAX B* 182.00
DEC-3 75 PR'FEE B* .50
DEC-3 75 W'DEED B* 4.00 * 186.50

WARRANTY DEED

FROM

LESLIE T. SWEENEY et ux
~~SADIE S. SWEENEY~~

TO

JAMES S. SWEENEY, Sr.

D 2 6 7 1 7

IDENTIF REFERENCE

DEC 3 10 07 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115