WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000

James P McCann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF October, 1976.

Notary Public

MY COMMISSION EXPIRES: Jan 23rd 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Same (NAME)	J.P McCann (NAME)	22
(STREET ADDRESS OR ROUTE NUMBER)	102 Rebecca Dr (STREET ADDRESS)	73-6
(CITY) (STATE) (P. O. ZIP)	Hendersonville Tn 37075 (CITY) (STATE) (ZIP)	15D35760

FOR AND IN 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, Leslie T. Sweeney and wife, Sadie S. Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P McCann et ux Benita P McCann

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 Lot No. 1 on the plan of Moss Rose Gardens, as of record in Book 2854, page 137, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Leslie T. Sweeney and wife, Sadie S. Sweeney, by deed from Edward Schade and wife, Eunice K. Schade, of record in Book 4727, page 836, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Moss Rose Drive, Nashville, Tennessee
(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 hands this 22 day of Oct, 1976

LESLIE T. SWENNEY — Leslie T. Sweeney

SADIE S. SWEENEY — Sadie S. Sweeney

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LESLIE T. SWEENEY and wife, SADIE S. SWEENEY

the 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 Hendersonville this 22 day of OCTOBER, 19 76

Commission Expires 6-19-79 Mary S Akers Notary Public.

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

D74141

Madison Co.

IDENTIF. REFERENCE

OCT 26 12 58 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT26'76	CONV	37,000.00			
OCT26'76 S'TAX			B*	83.20	
OCT26'76 PR'FEE			B*	.50	
OCT26'76	W'DEED		B*	4.00	* 87.70

WARRANTY DEED

FROM

LESLIE T. SWEENEY, et ux

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Every of Service

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York