FORM NO. WD-1

BOOK 5327 PAGE 935

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Matthew J. Sweeney III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 19 78

Brenda J. Gilmore
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Was Prepared
DENNEY, BARKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew J. Sweeney, III (NAME)	Fidelity Federal (NAME)	131-1-20-203 K
23-C Georgetown Condo (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Shirley P. DeRoo and husband, Paul W. DeRoo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew J. Sweeney, III, unmarried

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:

Land in Davidson County, Tennessee, being part of the Georgetown Condominiums as of record in Book 5200, page 4, said Register's Office, the part hereby described as follows:

Being Unit No. 23C on said plan and described by the Master Deed Establishing a Horizontal Property Regime with Respect to Georgetown Condominiums, of record in Book 5211, page 325, said Register's Office.

Being the same proeprty conveyed to Shirley P. DeRoo and husband, Paul W. DeRoo by deed from Georgetown of Nashville Limited Partnership of reocrd in Book 5256, page 401, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for 5025 Hillsboro Homeowner's Association of record in Book 5211, page 345, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants restrictions options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Condominiums of record in Book 5211, page 325, said REgister's Office.

This is unimproved ( ) improved ( ) property, known as 23-C Georgetown Condo. Nashville 37215
(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 14th day of August, 19 78

Shirley P. DeRoo

Paul W. DeRoo

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley P. DeRoo and husband, Paul W. DeRoo

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 Nashville, Tennessee, this 14th day of August 1978.

Commission expires 4-27-80

Jane C. Stallings
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

113149-7

WARRANTY DEED

FROM

Shirley P. DeRoo and husband

Paul W. DeRoo

TO

Matthew J. Sweeney, III

E 8 4 1 6 7

IDENTIF. REFERENCE

AUG 21 2 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 21 78	CONV	31,000.00			
AUG 21 78	S'TAX		B*	80.60	
AUG 21 78	PR'FEE		B*	.50	
AUG 21 78	W'DEED		B*	4.00	* 85.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.