250 08/20 95.68- CHECK

WARRANTY DEED

BOOK 5784 PAGE 452

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,317.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF August 1981

Notary Public

MY COMMISSION EXPIRES: October 1, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES S. SWEENEY, SR. (NAME)	ALLSTATE ENTERPRISES MORT. CORP. (NAME)	51-14
1799 N. Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	104 Wilmot Road, Suite 500 (STREET ADDRESS)	4
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Deerfield, Illinois 60015 (CITY) (STATE) (ZIP)	11D 16035

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, MICHAEL T. HUDSON and wife, SHIRLEY B. HUDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. SWEENEY, SR.

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 part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, being part of the N. O. Love Estate, as of record in Book 421, page 37, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin the north margin of Walton Lane opposite of a galvanized iron rail set in the center line of said lane being 1,601.7 feet west of the west wall of the United States Military Cemetary; thence with the northerly margin of Walton Lane North 88° West 87 feet to the southeast corner of the property conveyed to John C. Webb and wife, as revised by deed from E. E. Russell and wife, being Webb's east property line said point likewise being 176.4 feet east of the line between Lots No. 15 & 16 on said Plan; thence with Webb's east line North 2° East 301.5 feet to an iron pin being Webb's northeast corner and the northwest corner of the lot; thence South 45° 13' East 128.07 feet to an iron pin; thence South 2° East 207.5 feet to the point of beginning.

Being the same property conveyed to Michael T. Hudson and wife, Shirley B. Hudson by deed from Claude A. Canter and wife, Kathie M. Canter, of record in Book 5564, page 346, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 324 Walton Lane, Madison, Tennessee 37115
(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 7th day of August, 19 81

Michael T. Hudson
MICHAEL T. HUDSON

Shirley B. Hudson
SHIRLEY B. HUDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Hudson and Shirley B. Hudson

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

Witness my hand and official seal at Goodlettsville, Tennessee this 17th day of August, 1981

Jane L. Dees, Notary Public.

Commission Expires October 17, 1982

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

As part of the consideration for this conveyance, the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory note dated March 17, 1976, in the original principal sum of $19,900.00 secured by and fully described in the Deed of Trust of even date therewith recorded in Volume 5006, page 582, Official Records of Davidson County, and hereby expressly assume the obligation of Claude A. Canter, under the terms of the instruments creating said loan, to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed.

WARRANTY DEED

FROM

TO

G 55966

IDENTIF. REFERENCE

AUG 20 8 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5784 PAGE 454

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
			34317.00- CO	
			89.18 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	95.68-
			3250A08/20/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 5 9 6 6

IDENTIF. REFERENCE

AUG 20 8 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838906