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BOOK 5969 PAGE 698 FORM NO. WD-1

H 19013 MAIL ENV.

IDENTIF. REFERENCE

Nov 29 9 03 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,950.00

James M. Fischer, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 82

Notary Public

MY COMMISSION EXPIRES: 1/22/84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMAS V. WHITE, ATTORNEY, FIRST AMERICAN CENTER, 26TH FLOOR, NASHVILLE, TENNESSEE

NAME AND ADDRESS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Sweeney, Sr. (NAME)	Owner (NAME)	
1799 N. Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(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, James M. Fischer, Jr.

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 Lot No. 195 of Plan of Section Two, Larchwood, of record in Book 5200, pages 207 and 208, Register's Office for said County, to which plan reference is hereby made for a full and complete legal description.

Being part of the same property conveyed to James M. Fischer, Jr. by deed from Cousins Properties of Tennessee, Inc., formerly Larchwood, Inc., of record in Book 5308, page 70, said Register's Office.

This conveyance is subject to easements, minimum building setback lines and conditions as set forth on the Plan of Record in Book 5200, pages 207 and 208, and the revised restrictive covenants of record in Book 5681, pages 533 through 539.

Mary V. Fischer, wife of the above named James M. Fischer, Jr. joins in the execution of this instrument for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

unimproved XX)
This is improved ( ) property, known as 3212 Cedar Ridge Road, Nashville, Tennessee 37214
(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 23rd day of November, 19 82

James M. Fischer, Jr.
JAMES M. FISCHER, JR.

Mary V. Fischer
MARY V. FISCHER

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5969 PAGE 699

Personally appeared before me, Angela M. Steffenhagen, a Notary Public in and for said County and State, the within named James M. Fischer, Jr. and Mary V. Fischer

the bargainor S, 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 23rd day of November, 19 82.

Commission expires 1/22/84

Angela M. Steffenhagen
Notary Public

STATE OF TENNESSEE
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

WARRANTY DEED

FROM

James M. Fischer, Jr.

TO

James S. Sweeney, Sr.

Delta Title Company

Titles Guaranteed

1100 Kermit Drive • Suite 100

NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5969 PAGE 700

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
			9550.00- CO	
			25.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	32.24-
2061	A11/25/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19013

IDENTIF. T REFERENCE

Nov 29 9 03 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 912448