WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Douglas Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 1983.

B. Edwards-Dep. Reg.
~~Notary Public~~

~~MY COMMISSION EXPIRES:~~ ~~October 19, 1986~~

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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, JR. (NAME)	OWNER (NAME)	34-2
1799 N. Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40 & 42
Madison, Tn. 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, JOE B. SCRUGGS

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

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:

TRACT NO. I

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated March 16, 1983, by Rocky L. Montoya, Surveyor, No. 697, as follows:

Beginning at a point in the northeasterly margin of Cude Lane, said point being 1,046 feet, more or less, from the easterly corner of the intersection of Cude Lane and Gallatin Pike; thence North 43° 48' 49" East 211.52 feet to a point; thence South 46° 31' 44" East 100.0 feet to a point; thence South 43° 48' 48" West 212.30 feet to a point in the northeasterly margin of Cude Lane; thence, with the margin of said lane, North 46° 04' 46" East 100.00 feet to the point of beginning.

TRACT NO. II

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated March 16, 1983, by Rocky L. Montoya, Surveyor, No. 697, as follows:

Beginning at a point in the northeasterly margin of Cude Lane, said point being 796 feet, more or less, from the easterly corner of the intersection of Cude Lane and Gallatin Pike; thence North 43° 46' 26" East 209.55 feet to a point; thence South 46° 31' 44" East 100.00 feet to a point; thence South 43° 46' 25" West 210.34 feet

This is unimproved (X) improved ( ) property, known as _____ (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 12th day of July, 1983

Joe B. Scruggs
JOE B. SCRUGGS

Joann Scruggs
JO ANN SCRUGGS

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 Joe B. Scruggs and JOANN SCRUGGS

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 Goodlettsville, Tennessee on this 14th day of July, 1983

Douglas R. Berry
Notary Public

Commission Expires October 19, 1986

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

DESCRIPTION CONTINUED . . . .

to a point in the northeasterly margin of Cude Lane; thence, with the margin of said lane, North 46° 04' 46" East 100.00 feet to the point of beginning.

Being the same property conveyed to Joe B. Scruggs by deed from Larry Newell, C. E. Evans and A. C. Spain, a partnership, d/b/a L.E.A. Company, of record in Book 5247, page 202, Register's Office for Davidson County, Tennessee.

6017.2

T. IDENTIF. REFERENCE

JUL 13 2 46 PM '83

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

TO

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 _____

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FOR _____

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

25000.00- CO
65.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
1573A07/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.0 1.7.2

IDENTIF. REFERENCE

JUL 13 2 46 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 963318