WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,838.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July, 1984

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

BOOK 6353 PAGE 439

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
ALTON B. STRACENER, et ux	ALLSTATE ENTERPRISES MTGE. CORPORATION	51-14
320 Walton Lane	104 Wilmot Road, Suite 500	4
Madison, Tn. 37115	Deerfield, Illinois 60015	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, JAMES S. SWEENEY, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALTON B. STRACENER and wife, BEVERLY J. STRACENER

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, 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. F. 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 northwezt 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 James S. Sweeney, Sr. by deed from Michael T. Hudson and wife, Shirley B. Hudson, of record in Book 5784, page 452, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Allstate Enterprises Mortgage Company, secured by a deed of trust of record in Book 5006, page 582, and the balance of a note to Michael T. Hudson and wife, Shirley B. Hudson, secured by a deed of trust of record in Book 5784, page 455, Register's Office for Davidson County, Tennessee.

Rita E. Sweeney, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

This is unimproved ( ) 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 30th day of July, 19 84

James S. Sweeney Sr.
JAMES S. SWEENEY, SR.

Rita E. Sweeney by:
James S. Sweeney Sr.
Attorney-in-fact
RITA E. SWEENEY

08/02 9958 Check

BOOK 6353 PAGE 440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Sweeney, Sr.

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of July, 19 84

Commission Expires October 19, 1986 _____, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, James S. Sweeney, Sr., to me known to be the person who executed the foregoing document on behalf of Rita E. Sweeney, and who acknowledged that he executed same as the free act and deed of the said Rita E. Sweeney.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of July, 1984.

NOTARY PUBLIC

My Commission Expires: October 19, 1986.

WARRANTY DEED

FROM

TO

I 4 1 0 4 6

IDENTIF. REFERENCE

AUG 6 9 19 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

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 6353 PAGE 441

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35838.55- CAMT	
			93.08 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	99.58-
9665A	08/06/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 | 0 4 6

IDENT. REFERENCE

AUG 6 9 19 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0058530