This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,392.

William Berry Attorney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF April, 19 85

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 29, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
WILLIAM V. SAWYER, et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	72-11
1801 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	460
Nashville, Tn. 37216 (CITY) (STATE) (P.O ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	15DZ 35070

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, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM V. SAWYER and wife, MARY E. SAWYER

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. 22 and the southerly one-half of Lot No. 21 on the Map of Riverside Drive Subdivision, of record in Book 974. page 60 and 61, Register's Office for Davidson County, Tennessee. Said Lot No. 22 and half of Lot No. 21 adjoin and front 75 feet on the easerly side of Rivreside Drive and run back between lines 175 feet more or less on the southerly line of Lot No. 22 and 168 feet more or less along the northerly lnie to a dead line in the rear which measures 75 feet.

Being the same property conveyed to James S. Sweeney, Jr., by deed from James S. Sweeney, Sr. and wife, Rita E. Sweeney, of record in Book 6492, page 940, Register's Office for Davidson County, Tennessee.

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

Grantees assume the obligation to pay the remaining balance of note to First Investment Company, secured by a deed of trust of record in Book 6492, page 942, Register's Office for Davidson County, Tennessee.

This is improved XXX / unimproved ( ) property, known as 1801 Riverside Drive, Nashville, Tn. 37216
(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 hands this 19th day of April, 19 85

James S. Sweeney, Jr.
JAMES S. SWEENEY, JR.

Patricia M. Sweeney by James S. Sweeney, Jr. Attorney In Fact
PATRICIA M. SWEENEY

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 James S Sweeney Jr

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 19 day of April, 1985.

Commission Expires 10-19-86 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 _____, Tennessee. 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, Jr., to me known to be the person who executed the foregoing document on behalf of Patricia M. Sweeney, and who acknowledged that he executed same as the freeactanddeedof the said Patricia M. Sweeney.

Witness my hand and official seal at Goodlettsville, Tn., this 12th day of April, 1985.

NOTARY PUBLIC

My Commission Expires: 10/19/86

I 9 9 2 7 7

IDENTIF. REFERENCE

APR 25 8 53 AM '85

FELIX A. WILSON JT REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

45192.44- CAMT.
125.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.82-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

I 99277

IDENTIF. REFERENCE

APR 25 8 53 AM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 128179