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

WARRANTY DEED

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

BOOK 6558 PAGE 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

James S. Sweeney, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 2-1-88

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES S. SWEENEY, JR. (NAME)	OWNER (NAME)	50-11
113 Jackson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	96, 97, 98, 110, 111, 112, 113, 114, 115, 116,
Hendersonville, Tn. 37075 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	99

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, EARHEART REALTY & CONSTRUCTION COMPANY, INC., a Tennessee corporation.

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:

Being Lots No. 1, 2, 3, 4, 83, 84, 85, 86, 87, 88, & 89 on the Plan of Timberwood Estates, Section One, of record in Book 6250, page 441, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Earheart Realty & Construction Co., Inc. by deed of record in Book 6515, page 647, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is 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 13th day of May, 19 85

Robert E. Earheart

ROBERT E. EARHEART
EARHEART REALTY & CONSTRUCTION COMPANY, INC.

05/16 435.50 CHECK

3654

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 Robert E. Earheart and V. Lucretia Earheart

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, this 13th day of May, 19 85.

Commission Expires _____, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Earheart and _____, with whom I am personally acquainted and who upon ~~their several oaths~~ his oath acknowledged ~~themselves to be the~~ himself President ____ and _____ respectively of the Earheart Realty & Construction Company, Inc. the within named bargainor, a corporation, and that ~~they~~ he as such president 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 Robert E. Earheart as such president and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Goodlettsville, Tennessee. on this the 13th day of May, 19 85

My commission expires 10-19-86

Notary Public

J 0 5 3 0 4

IDENTIF. REFERENCE

MAY 16 10 16 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6558 PAGE 302

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
			165000.00-	CAMT.
			429.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 435.50-
			8654A05/16/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0530 4

IDENTIF. REFERENCE

MAY 16 10 16 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135319