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WARRANTY DEED

BOOK 5661 PAGE 613

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Sweeney, III &	Commerce Union Bank	115-12-13
wife, Judith H. Sweeney	(NAME) P. O. Box 2546	8DZ-69740
619 Vosswood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 S. Gulmi and wife, Susan Cole Gulmi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew J. Sweeney, III and wife, Judith H. Sweeney

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. 251 on the Plan of West Meade Farms Inc., Section "H", of record in Book 2133, page 17, Register's Office for said County.

Said Lot No. 251 fronts 193.5 feet on the westerly margin of Vosswood Drive and extends back 365.0 feet on the northerly line and 334.9 feet on the southerly line to a dead line in the rear, measuring 93 feet thereon.

Being the same property conveyed to James S. Gulmi and wife, Susan Cole Gulmi, by deed from Francis T. Metcalfe and wife, Frances R. Metcalfe, of record in Book 5175, page 35, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 2099, page 597, said Register's Office.

3. The Plan of record in Book 2133, page 17, said Register's Office.

4. A 20' easement for sanitary sewers and/or storm drainage across the rear portion of said lot, and a 10' temporary construction easement west of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 5212, page 44, said Register's Office.

unimproved ( )
This is improved (X) property, known as 619 Vosswood Drive, Nashville, Tennessee 37205
(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 successors, assigns 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 19th day of September, 1985

James S. Gulmi

Susan Cole Gulmi

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5661 PAGE 644

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Gulmi and wife, Susan Cole Gulmi, the bargainors 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 19 day of Sept., 19 85

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF)

COUNTY OF)

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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
James S. Gulmi and wife,

Susan Cole Gulmi

TO
Matthew J. Sweeney, III and

wife, Judith H. Sweeney

RETURN TO:

WILKINS & IVEY
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
P. O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

IDENTIFICATION REFERENCE

38229

FILED FOR RECORD
DAVIDSON COUNTY, TN
FELIX Z. WILKINS, REGISTER
SEP 20 4 48 PM '85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 123,000.00

Matthew J Sweeney III

Subscribed and sworn to before me this 19 day of Sept., 19 85

My Commission Expires: 5/13/89

Carol R Rivers
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6661 PAGE 645

FOR _____

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

123000.00- CAMT.
319.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 326.30-
9051A09/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 2 2 9

IDENTIFICATION REFERENCE

SEP 20 1 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174728