This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 251557 FILE BOX #35

WARRANTY DEED

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ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph A. Sweat, Jr. (NAME)	First Tennessee Bank National Association (NAME)	
3517 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	MAP 104-5
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	PARCEL 384

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Joseph A. Sweat, Jr. and wife, Marilyn E. Edwards and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

John J. Grefenstette, and wife, Deborah S. Walko

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph A. Sweat, Jr., and wife, Marilyn E. Edwards

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to John J. Grefenstette and Deborah S. Walko, his wife, by deed from Patricia Sebert, Lester H. Moffatt, Jr., her husband, Wilmer Serbert and Rose Sebert, his wife of record in Book 5767, page 389, Register's Office of Davidson County, Tennessee.

24458

IDENTIFICATION REFERENCE

JUL 24 4 04 PM '86

FELIX A. WILLIAMS JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 144,500.00

Subscribed and sworn to before me this the 21st *day of* July *19* 86

My commission expires: July 17, 1988 *(Affix Seal)*

Affiant

Notary Public

This is improved ( ) unimproved ( ) property, known as 3517 Central Avenue, Nashville, Tennessee 37205 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st *day of* July *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John J. Grefenstette

Deborah S. Walko

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* John J. Grefenstette, and wife, Deborah S. Walko

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* July, *19* 86.

Commission expires July 17, 1988 — Laura S. Clark, *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

John J. Grefenstette etux

TO

Joseph A. Sweat, Jr. etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

1445[illegible].50-
404.6[illegible]
.50
6.00
[illegible] 411.10-
1829A07/24/86 [illegible] .3[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24458

IDENTIFICATION REFERENCE

JUL 24 4 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275105