This Instrument Was Prepared By:
Claiborne K. McLemore III. Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address New Owner(s):
Richard D. Sweeney et ux
828 Kendall Drive
Nashville TN 37209

Send Tax Bills to:
-same-

Map: 117-7
Parcel: 139

Mortgagee:
Union Planters
National Bank

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STOKES COURT JOINT VENTURE, a Tennessee joint venture (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to RICHARD D. SWEENEY and wife, JANICE B. SWEENEY, (the "Grantees"), their heirs, successors and assigns forever, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, which is hereby incorporated herein in its entirety.

This is improved property known as 1707 Stokes Lane, Nashville, TN, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 1987.

STOKES COURT JOINT VENTURE

By: _____
John P. Emmett

By: _____
Charles H. Potter, Jr.

By: _____
Michael B. McDonald

By: DUKES & DUKES, a Tennessee general partnership

By: _____
Glenn C. Dukes

By: _____
Buddy R. Dukes

06474

MAR 20 3 52 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John P. Emmett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer of the Stokes Court Joint Venture, the within named bargainor, a joint venture, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of March, 1987.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles H. Potter, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer of the Stokes Court Joint Venture, the within named bargainor, a joint venture, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of March, 1987.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael B. McDonald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer of the Stokes Court Joint Venture, the within named bargainor, a joint venture, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of March, 1987.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenn G. Dukes and Buddy R. Dukes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged themselves to be general partners of Dukes & Dukes, a venturer of the Stokes Court Joint Venture, the within named bargainor, a joint venture, and that they as such general partners of the venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by themselves as general partners of the vneturer.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of March, 1987.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $222,500.

Affiant

Subscribed and sworn to before me, this
20th day of March, 1987.

Notary Public

My Commission Expires: May 13, 1990

Exhibit A

Lots 1 through 6 as shown on the plat of Stokesboro Court, as of record in Book 6200, Page 582, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This property is subject to:

1. Taxes for 1987, a lien but not yet due and payable.

2. All matters appearing on the above-referenced plat of Stokesboro Court.

3. The Declaration of Protective Covenants, Conditions and Restrictions for Stokesboro Court, as of record in Book 7171, Page 148, Register's Office for Davidson County, Tennessee.

4. The charter of the Stokesboro Court Homeowner's Association as filed with the Secretary of State on March 18, 1987 and as of record in Book 7175, Page 264, Register's Office for Davidson County, Tennessee.

5. By-Laws of the Stokesboro Court Homeowner's Association, as of record in Book 7171, Page 161, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stokes Court Joint Venture, a Tennessee joint venture, by Quitclaim Deed from Dukes & Dukes of record in Book 6683, Page 78, said Register's Office.

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06474

IDENTIFICATION REFERENCE

MAR 20 3 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59880