BOOK 7380 PAGE 122

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,871.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 19 87

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 11, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Sean M. Sweeney (NAME)	AmSouth Mortgage Company, Inc. (NAME)	MAP 162-13
921 Ilawood Drive (ADDRESS)	P.O. Box 847 (ADDRESS)	PARCEL 193
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	5DU-72155

FOR AND 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, Claude Michael Carswell and wife, Vickie W. Carswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean M. Sweeney, unmarried

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. 59A, Zone Lot Division of Lot 59, Dreamland Estates Southeast, Section 2, of record in Plat Book 6250, page 808 amending Plat Book 5200, page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Claude Michael Carswell and wife, Vickie W. Carswell by deed from James K. Roussel and wife, Sammy C. Roussel of record in Book 6831, page 28, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6426, page 636, Book 6437, page 304, Book 6467, page 165 and Plat Book 6250, page 808 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed to AmSouth Mortgage Company, Inc., dated April 16, 1986, with an approximate unpaid principal balance of $69,470.80, of record in Book 6831, page 31, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby tranferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 921 Ilawood Drive, Nashville, Tennessee 37211
(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 14th day of October, 19 87

Claude Michael Carswell

Vickie W. Carswell

BOOK 7380 PAGE 123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude Michael Carswell and wife, Vickie W. Carswell

the 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 notarial seal at Nashville, Tennessee, this 14th day of October, 1987.

Commission expires My Commission Expires Sept. 11, 1990

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Claude Michael Carswell and wife, Vickie W. Carswell

TO

Sean M. Sweeney, unmarried

RETURN TO:

CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

7467.4

IDENTIFICATION REFERENCE

OCT 16 8 04 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7380 PAGE 124

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			75871.26- CAMT.	
			212.52 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 219.02-	
			.00	
			3455A10/16/87 BAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.46 7.4

IDENTIFICATION REFERENCE

OCT 16 8 04 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26881