Mail

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

6317 01/07 0101 03CHECK 174.50

**ADDRESS NEW OWNER:**
Donna Bucke
313 Sand Castle Circle
Franklin, TN 37064

**MORTGAGEE:**
First Federal Savings & Loan

**SEND TAX BILLS:**
-New Owner-

**MAP-PARCEL:**
Map & Parcel No. 74-08-204
Field Book No. 4D-31428

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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 E. Sweeney and wife, Rita C. Sweeney,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donna Bucke** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1039 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to James E. Sweeney and wife, Rita C. Sweeney by virtue of a deed from Edward E. Jeschke and wife, Jo Ann K. Jeschke as of record in Book 4865, page 294, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings & Loan Association of Nashville, as of record in Book 4767, page 579, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved property known as 7040 Bonnamere Drive, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3765, page 134, and easements, covenants and conditions as shown on the Plan of record in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 31st day of December, 1987.

JAMES E. SWEENEY

RITA C. SWEENEY

FILED & RECORDED
DAVIDSON COUNTY, TN
JAN 7 10 28 AM '88

IDENTIFICATION REFERENCE
95985

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Sweeney and wife, Rita C. Sweeney,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of December, 1987.

NOTARY PUBLIC

My Commission Expires: 10/6/91

STATE OF TENNESSEE)
COUNTY OF WILSON)

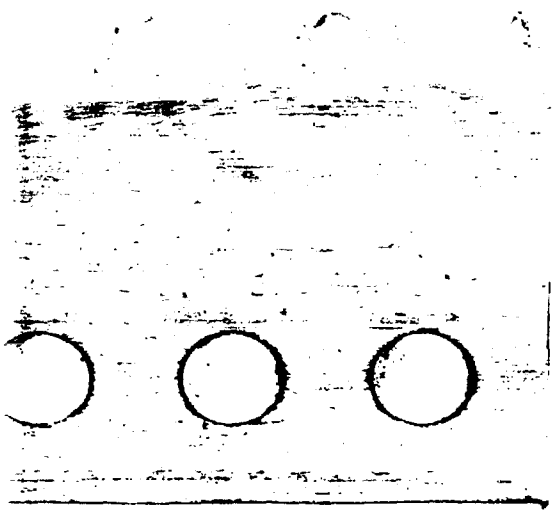
The actual consideration or value, whichever is greater for this transfer is $60,000.00.

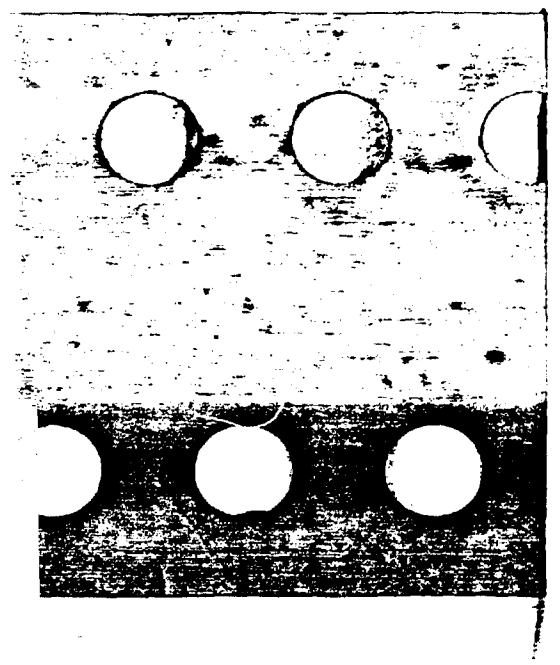
AFFIANT

Subscribed and sworn before me
this 31st day of December, 1987.

NOTARY PUBLIC

My Commission Expires: 10/6/91





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7444 PAGE 942

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 60000.00 |
| CON TX | 168.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 174.50 |

CHECK 174.50

01/07/88 01 10:29 0001 6317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 5 9 8 5

IDENTIFI REFERENCE

JAN 7 10 25 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 51340