This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 7564 PAGE 810

THIS INSTRUMENT PREPARED BY Mail

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: September 21, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
SIDNEY FRANKLIN ALLEN, SR., et ux (NAME)	BILTMORE MORTGAGE COMPANY (NAME)	50-11
3676 Chesapeake Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 20127 (STREET ADDRESS)	143
Nashville, Tn. 37207 (CITY) (STATE) (P.O. ZIP)	Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP)	12D 87626

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, JIM SWEENEY CONSTRUCTION, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SIDNEY FRANKLIN ALLEN, SR. and wife, VIRGIE LEE ALLEN

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. 117 on the Plan of Timberwood Estates, Section Two, of record in Plat Book 6250, page 882, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Jim Sweeney Construction, Inc., by deed from Earheart Realty & Construction Company, Inc., a Tennessee corporation, of record in Book 7145, page 167, Register's Office for Davidson County, Tennessee.

37248

IDENTIFICATION REFERENCE

JUN 7 9 59 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

2177 06/07 0101 03CHECK 21 32

unimproved ( )
This is improved (X) property, known as 3676 Chesapeake Drive, Nashville, Tennessee 37207
(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 my hand this 3rd day of June, 19 88

JIM SWEENEY CONSTRUCTION, INC.

BY: James S. Sweeney Jr. Pres.
JAMES S. SWEENEY, JR., President

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires _____ _____, Notary Public.

_____

STATE OF TENNESSEE

DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James S. Sweeney, Jr.

and _____, with whom I am personally acquainted and who upon his oath ~~their several oaths~~ acknowledged himself ~~themselves to be the~~ president

____ and _____ respectively of the Jim Sweeney Construction, Inc.

the within named bargainor, a corporation, and that he ~~they~~ as such president

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 James S. Sweeney, Jr.

as such president and attesting the same by the said _____

as such _____.

WITNESS my hand and official seal at office at Goodlettsville, Tennessee.

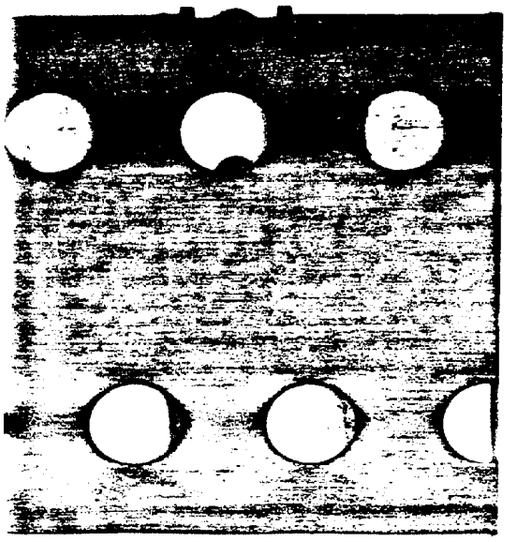
on this the 3rd day of June, 19 88

My commission expires September 11, 1990 _____

Notary Public

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

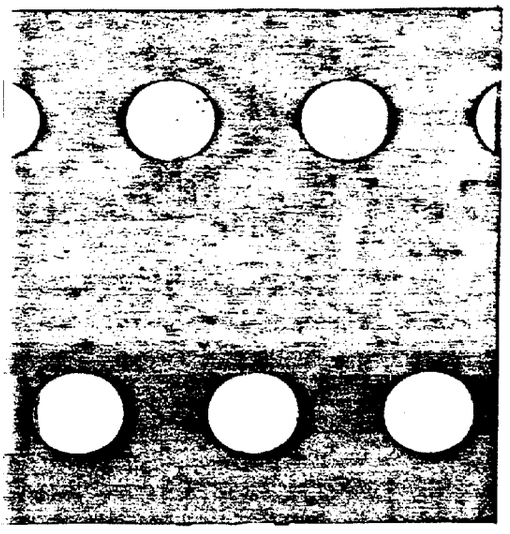
BOOK 7564 PAGE 812

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	74900.00
CON TX	209.72
PRFEE	0.50
WDEED	6.00
TOTAL	216.22
CHECK	216.22

06/07/88 01 09:56 0001 2177



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37248

IDENTIFICATION REFERENCE

JUN 7 9 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99053