WARRANTY DEED

Lot 16

This instrument prepared by:
Baker, Worthington, Crossley, Stansberry & Woolf, Suite 1, 313 E. Main St., Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Sweeney Construction, Inc. (NAME)	Same (NAME)	43-12-14.0, 43-12-13
P.O. Box 1417 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-11-195, 43-11-196
Madison, Tennessee 37116 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	43-11-197, 43-12-69

BOOK 7673 PAGE 288

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, James S. Sweeney, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Sweeney Construction, Inc.

its successors
HEREINAFTER CALLED THE GRANTEES, ~~HEIRS~~ AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

FIRST TRACT: Being part of Lot No. 10 on the Plan of Anderson Estates of record in Book 1130, page 37, Register's Office for said County, being Lots No. 3 and 4 of Block "A" on the unrecorded plan of Ellen and Vandiver's Subdivision.

SECOND TRACT: Being Lots 1, 2, 3, and 23 of Archwood Annex, a plat of which is of record in Book 6200, page 66, Register's Office, Davidson County, Tennessee, to which reference is here made for a complete and accurate description.

Being part of the same property conveyed to Douglas R. Berry and James S. Sweeney, Jr. by deed dated November 12, 1984 and of record in Book 6428, page 451, Register's Office, Davidson County, Tennessee. By quitclaim deed dated September 21, 1988 and of record in Book 7658, page 763, Register's Office, Davidson County, Tennessee, the interest of Douglas R. Berry was conveyed to James S. Sweeney, Jr.

Patricia M. Sweeney, wife of James S. Sweeney, Jr., joins in this conveyance for the purpose of conveying any marital interests in the above described property.

5191 10/07 0101 03CHECK 204.50

7.46.5 a

IDENTIFICATION REFERENCE

OCT 7 3 16 PM '88

KELLY J. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is ~~improved~~ ( ) property, known as 1017, 1019, 1021, 1063 N. Dupont Avenue, & 204, 208 Rio Vista Drive
(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 convenant 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 convenant 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 6th day of October, 19 88

JAMES S. SWEENEY, JR.

PATRICIA M. SWEENEY by James S. Sweeney, Power of Attorney Book 7213 page 62, Register's

STATE OF TENNESSEE
Sumner County

BOOK 7673 PAGE 289

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Sweeney, Jr.

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 6th day of October 19 88

My commission expires 6/3/91

William R. Wright
Notary Public

STATE OF TENNESSEE
Sumner County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patricia M. Sweeney by James S. Sweeney, Jr., Power of Attorney, Book 7213, page 62, RODCT, with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Attorney-in-Fact for Patricia M. Sweeney the within named bargainor, a corporation, and that (he) (they) as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Patricia M. Sweeney as such.

Witness my hand and official seal at office at Hendersonville on this the 6th day of October, 19 88.

My commission expires 6/3/91

William R. Wright
Notary Public

STATE OF TENNESSEE
County of Sumner

FORM-31-77

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

James S. Sweeney Jr.
Affiant

Subscribed and sworn to before me, this the 6th day of October, 19 88

William R. Wright
Notary Public

My commission expires 6/3/91

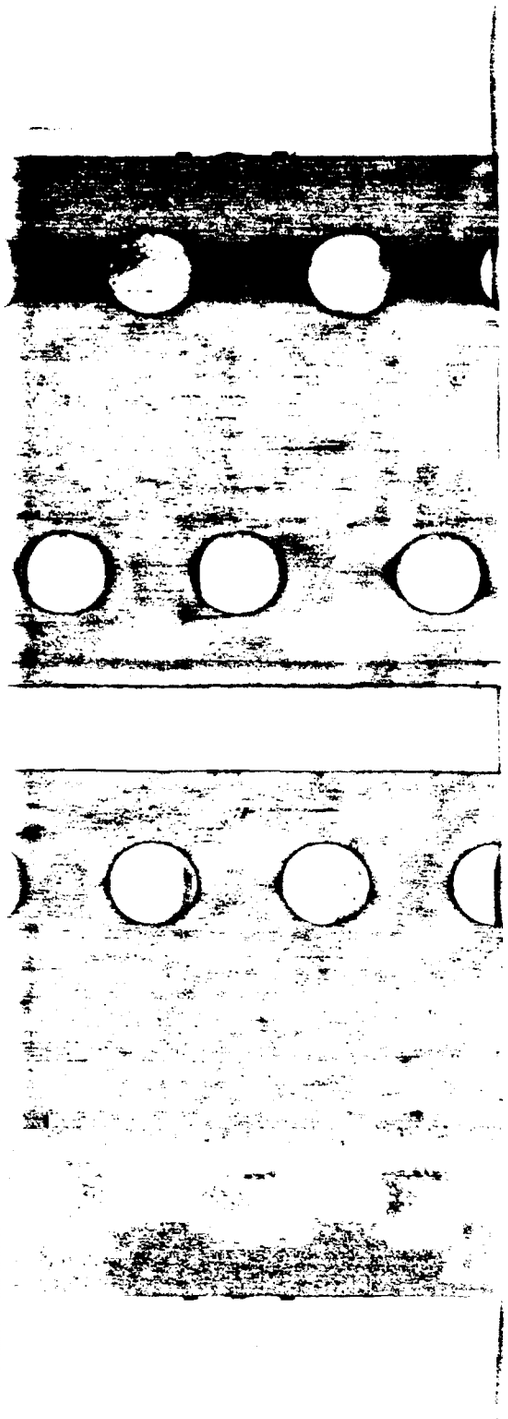
(AFFIX SEAL)

WARRANTY DEED

FROM
James S. Sweeney, Jr.

TO
Jim Sweeney Construction, Inc.

Prepared by:
Baker, Worthington, Crossley, Stansberry & Woolf
Suite 1, 313 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7673 PAGE 290

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	198.00
PRFEE	0.50
WDEED	6.00
TOTAL	204.50
CHECK	204.50

10/07/88 01 15:19 0001 5191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.46 58

IDENTIFICATION

OCT 7 3 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142014