This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

BOOK 7725 PAGE 844

ADDRESS NEW OWNER:
William W. Middleton
5141 Roxborough Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
SAME

MORTGAGEE:
Third National Bank of Nashville
P.O. Box 305110
Nashville, TN 37230-9979

MAP-PARCEL:
[redacted]-0020 00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the Estate of Betty Jean Sweeney, Deceased, acting by and through its duly authorized Administrator, David R. Kennedy and all of the surviving adult children and heirs of said Decedent, Robert E. Sweeney, Jr., Barbara Ann Sweeney George and James W. Sweeney, respectively, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William W. Middleton , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Happy Acres, as of record in Book 2331, Page 63, Register's Office for said County. Said Lot No. 58 fronts 73 feet on the westerly side of Colfax Drive, and extends back 194.7 feet on the northerly line and 187.7 feet on the southerly line, to a dead line in the rear on which it measures 55.7 feet.
>
> BEING the same property conveyed to Robert E. Sweeney and wife, Betty Jean Sweeney by Warranty Deed of record in Book 3339, Page 143, Register's Office for Davidson County, Tennessee. The said Robert E. Sweeney became deceased on April 12, 1988, and said real property passed to his surviving spouse, Betty Jean Sweeney by operation of law. The said Betty Jean Sweeney became deceased on June 22, 1988 and is survived by three adult children, to wit: Robert E. Sweeney, Jr., Barbara Ann Sweeney George and James W. Sweeney. See Estate of Betty Jean Sweeney, Probate Court for Davidson County, Tennessee, Case No. 91070, to which reference is here made for a more complete and accurate description thereof wherein David R. Kennedy is appointed Administrator from which said Administrator has attained the express authority to sell and convey said real property in accordance with the Order entered October 3, 1988.

This is improved property known as 954 Colfax Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William W. Middleton , his heirs and assigns, forever; and we, Estate of Betty Jean Sweeney, Robert E. Sweeney, Jr., Barbara Ann Sweeney George, and James W. Sweeney do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates hereinafter set forth below. Dated this 30th day of November, 1988.

ESTATE OF BETTY JEAN SWEENEY

BY: David R. Kennedy, Administrator
DAVID R. KENNEDY, ADMINISTRATOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David R. Kennedy, Administrator for the Estate of Betty Jean Sweeney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and with full right, power and authority in his capacity as Administrator.

Witness my hand and official seal at Hermitage, Tennessee, this the 30th day of November, 1988.

Julie A. Faulkner
NOTARY PUBLIC

My Commission Expires: 2-11-91

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Dated this 7 day of December, 1988.

Robert E. Sweeney Jr.
ROBERT E. SWEENEY, JR.

STATE OF NEW YORK )
COUNTY OF Oneida )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert E. Sweeney, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Rome, New York, this the 7th day of December, 1988.

Carol J. Ringdahl
NOTARY PUBLIC

My Commission Expires: 3/31/90

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Dated this 30th day of NOVEMBER, 1988.

Barbara Ann Sweeney George
BARBARA ANN SWEENEY GEORGE

James W. Sweeney
JAMES W. SWEENEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barbara Ann Sweeney George and James W. 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 Hermitage, Tennessee, this the 30th day of November, 1988.

Julie D. Grubb
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $36,000.00.

William W. Middleton
AFFIANT

Subscribed and sworn to before me this 30th day of November, 1988.

Julie D. Grubb
NOTARY PUBLIC
My Commission Expires: 3-11-91

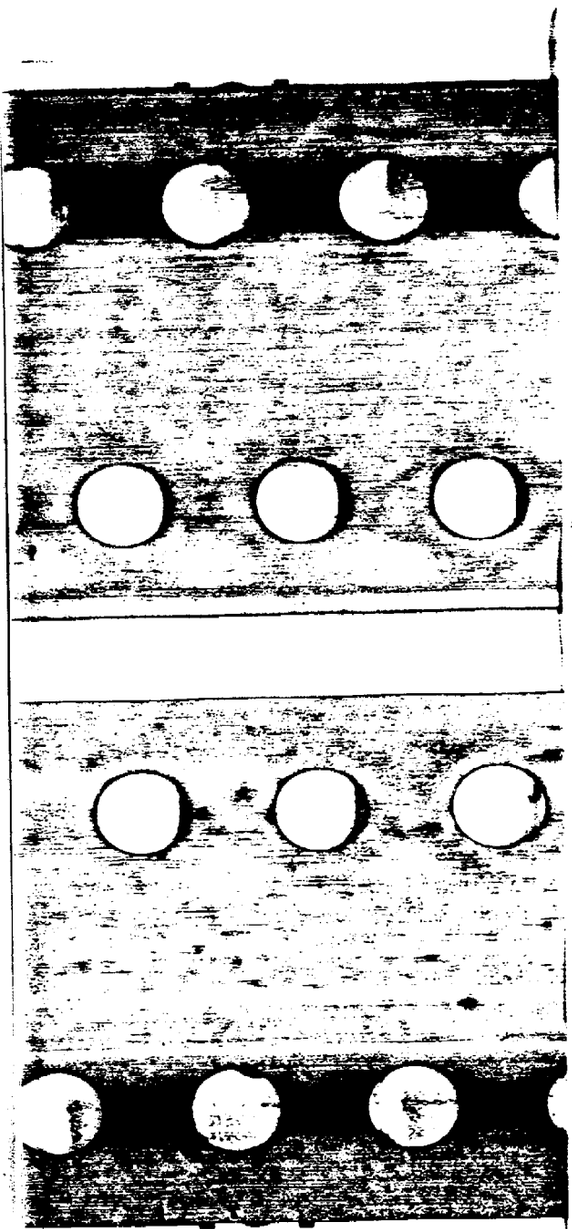
927939

IDENTIFICATION

Dec 13 9 35 AM '88

RUSH

6598 12/13 0101 03CHECK 128.30



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

RECEIVED OF _____

FOR _____

BOOK 7725 PAGE 847

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 36000.00 |
| | | | | CON TX 118.80 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 128.30 |
| | | | | CHECK 128.30 |
| 12/13/88 | 01 | | | 09:35 0001 6598 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 7 9 3

IDENTIFICATION REFERENCE

DEC 13 9 35 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 162784