BOOK 11 PAGE 21

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jim Sweeney Construction, Inc.	Same	Map 43-11: 200,201,202
(NAME)	(NAME)	
P.O. Box 1417		Map 43-12: 67,68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37116		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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.

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

Being Lots 6, 7, 8, 21, and 22 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.

0675O

IDENTIFICATION REFERENCE

FEB 3 3 PM '89

FEE $ WILSON REGISTER DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as N. Dupont Avenue
(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 2nd day of February, 19 89

James S. Sweeney

JAMES S. SWEENEY, JR.

Patricia M. Sweeney by James S. Sweeney, Jr. Attorney in Fact

PATRICIA M. SWEENEY by James S. Sweeney, Power of Attorny, Book 7213, page 62, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
Sumner County

BOOK 7766 PAGE 231

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 2nd day of February 19 89

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 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 and attesting the same by the said

Witness my hand and official seal at office at Hendersonville on this the 2nd day of February, 19 89.

My commission expires 6/3/91

William R. Wright
Notary Public

STATE OF TENNESSEE
County of SUMNER

FORM 11-77

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

James S. Sweeney Jr. Pres
Affiant

Subscribed and sworn to before me, this the 2nd day of February 19 89.

William R. Wright
Notary Public

My commission expires 6/3/91

(AFFIX SEAL)

WARRANTY DEED

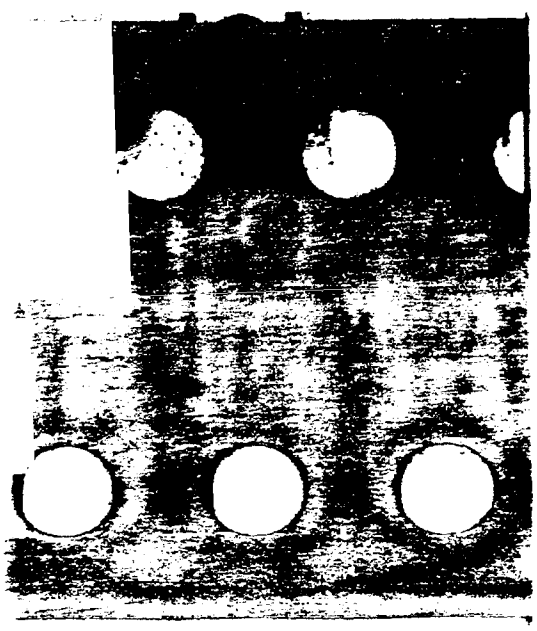
FROM
James S. Sweeney, Jr.

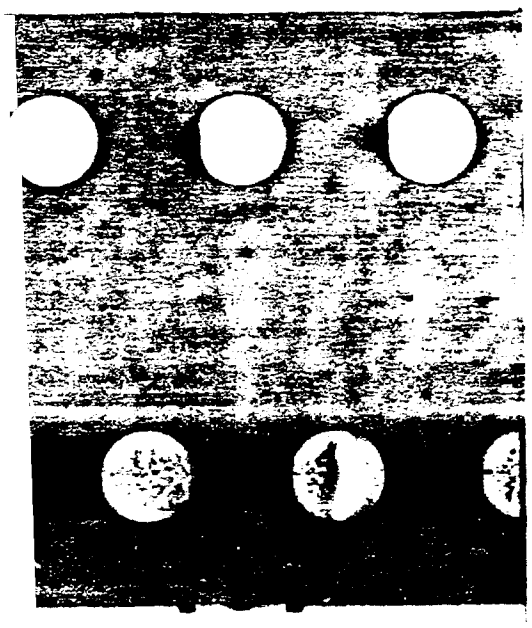
TO
Jim Sweeney Construction, Inc.

4537 02/03 0101 03CHECK 171.50

Prepared by:

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 232

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	50000.00
CON TX	165.00
PRFEE	0.50
MMFEE	6.00
TOTAL	171.50
CHECK	171.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/89 01 15:40 0001 4537

0 6 7.5 0

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Feb 3 3 30 PM '89

No. 179640