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

WARRANTY DEED BOOK 7773 PAGE 183

7447 02/16 0101 03CHECK 13 35

THIS INSTRUMENT PREPARED BY

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 $ 54,500.00

Billy E Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: September 14, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
BILLY E. BROWN, et ux	COLLATERAL MORTGAGE, LTD.	43-12
(NAME)	(NAME)	
204 Rio Vista Drive	1900 Crestwood Boulevard	14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Birmingham, Alabama 35210	11 D 52275
(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, JIM SWEENEY CONSTRUCTION, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY E. BROWN and wife, SHERRY S. BROWN

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. 3 on the unrecorded Plan of Ellen and Vandiver's Subdivision, Block "A", part of Lot No. 10 on the Plan of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and further described according to a survey by Cummings Associates Land Surveyors, dated February 8, 1989, as follows:

Said lot fronts 50 feet on the easterly margin of Rio Vista Drive and runs back 275 feet between parallel lines to a line on the rear which measures 50 feet.

Being part of the same property conveyed to Jim Sweeney Construction, Inc. by deed from James S. Sweeney, Jr., of record in Book 7673, page 288, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 204 Rio Vista Drive, Madison, Tennessee 37115
(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 14th day of February, 19 89

JIM SWEENEY CONSTRUCTION, INC.

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

STATE OF _____
COUNTY OF _____

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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 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 14th day of February, 19 89

My commission expires September 11, 1990

James S. Sweeney
Notary Public

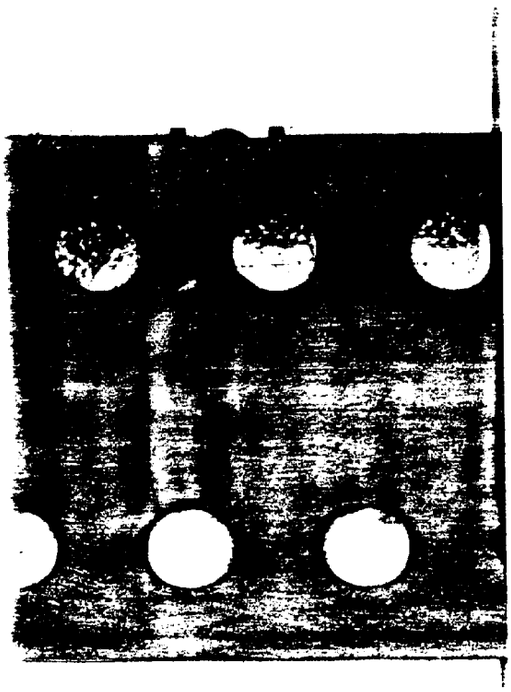
DAVIDSON COUNTY, TENNESSEE

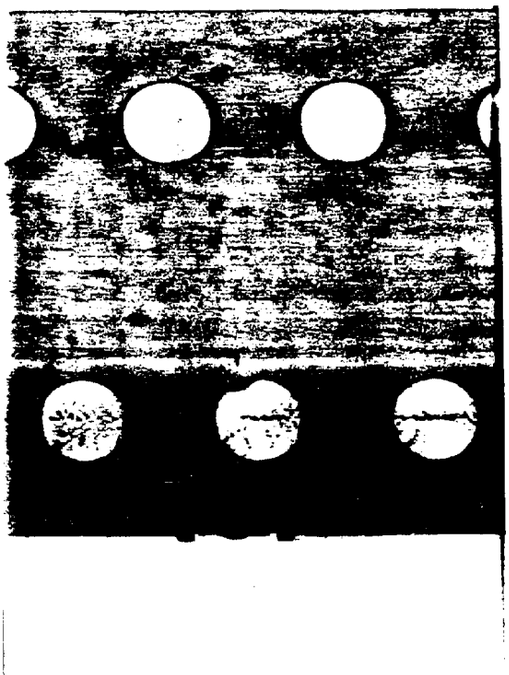
Feb 16 8 31 AM '89

FILED & RECORDED
REGISTER

TENNESSEE REFERENCE

09177





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 185

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 54500.00
CON TX 179.85
PRFEE 0.50
WDEED 6.00
TOTAL 186.35
CHECK 186.35

02/16/89 01 08:32 0001 7447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0917.7

IDENTIFICATION REFERENCE

Feb 16 8 31 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENNESSEE

No. 181910