BOOK 7863 PAGE 658

File 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 82,800.00

William D. Castleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
6th DAY OF June 89

Notary Public

MY COMMISSION EXPIRES 5-30-92
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S), AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charlene R. Frazier-Eckert	Sovran Mortgage Corporation	32-13-101
(NAME)	(NAME)	
1813 Winter Place	201 East Cary Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Richmond, VA 23231-3736	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlene R. Frazier-Eckert

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:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Timbertrail, Section 7, of record in Plat Book 6900, page 664, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jim Sweeney Construction, Inc. by deed from Joe L. Wall and Mike H. Suggs, d/b/a J & M Investments, of record in Book 7801, page 960, Register's Office for Davidson County, Tennessee.

A 0 6 9 1 L.

TENNESSEE REAL ESTATE TRANSFER TAX
JUN 13 12 28 PM '89
AMOUNT $ [illegible]

4467 06/13 0101 03CHECK 279.74

Unimproved
Improved X property known as 1813 Winter Place, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (State, 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 6th day of June 19 89

Jim Sweeney Construction, Inc.
By: Jim Sweeney, Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jim Sweeney Construction, Inc.

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 instrument for the purposes therein contained. Witness my hand and official seal at Madison Tennessee this 6th day of June 19 89

Commission expires ____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James S. Sweeney, Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the JIM SWEENEY CONSTRUCTION, INC. the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James S. Sweeney, Jr. as such President.

Witness my hand and official seal at office at Madison, Tennessee on this the 6th day of June 19 89

My commission expires 5-20-92 Notary Public

WARRANTY DEED

FROM

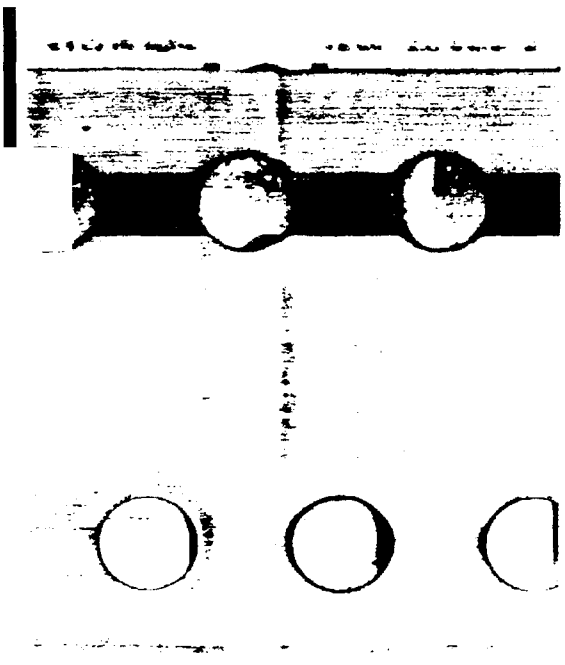
Jim Sweeney Construction, Inc.

TO

Charlene R. Frazier-Eckert

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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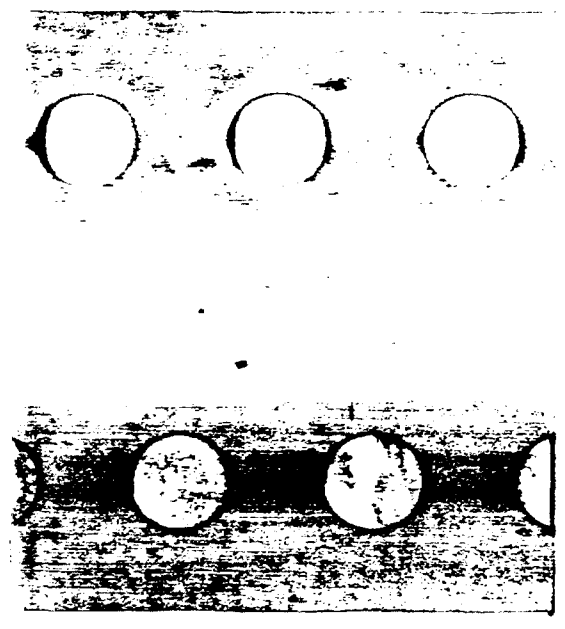
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	82800.00
CON TX	273.24
PRFEE	0.50
WDEED	6.00
TOTAL	279.74
CHECK	279.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/89 01 12:29 0001 4467



4069L

IDENTIFICATION REFERENCE

JUN 13 12 28 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 218802