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

WARRANTY DEED BOOK 8040 PAGE 739

Mail

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 $4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: September

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: OWNER	MAP-PARCEL
JIM SWEENEY CONSTRUCTION, INC. (NAME)	(NAME)	43-7
P. O. Box 1417 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	99
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	11D 52485

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, SHERRI HILL BILLS, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM SWEENEY CONSTRUCTION, INC., a Tennessee corporation,

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. 45 of Ellen Vandiver Subdivision, Block "A", a subdivision of an unrecorded plan of a recorded plan of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

Beginning at the southeasterly corner of Thornton Avenue and Rio Vista Drive and running southerly along the easterly margin of Rio Vista Drive 297.5 feet to the point of beginning for said lot; thence easterly 219.4 feet, more or less, to low water mark of Cumberland River; thence southerly with said low water mark 50 feet; thence westerly 221.6 feet to a point; thence northerly along the easterly margin of Rio Vista Drive 50 feet to the point of beginning.

Being the same property conveyed to Margaret Mae Whitfield by deed from Rudolph M. Eller and John C. Vandiver, of record in Book 1785, page 111, and being the same property vested in Sherri Hill by devise from Margaret Mae Whitfield Brown in Will of record in File #74242, County Court Clerk's Office for Davidson County, Tennessee.

Sherri Hill and Sherri Hill Bills being one and the same person.

unimproved (X)
This is improved ( ) property, known as Lot No. 45, Rio Vista Drive, Madison, Tn. 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 2nd day of February, 19 90

Sherri Hill Bills
SHERRI HILL BILLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri Hill Bills

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of February, 19 90.

Commission Expires September 11, 1990

Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ 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 _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

Notary Public

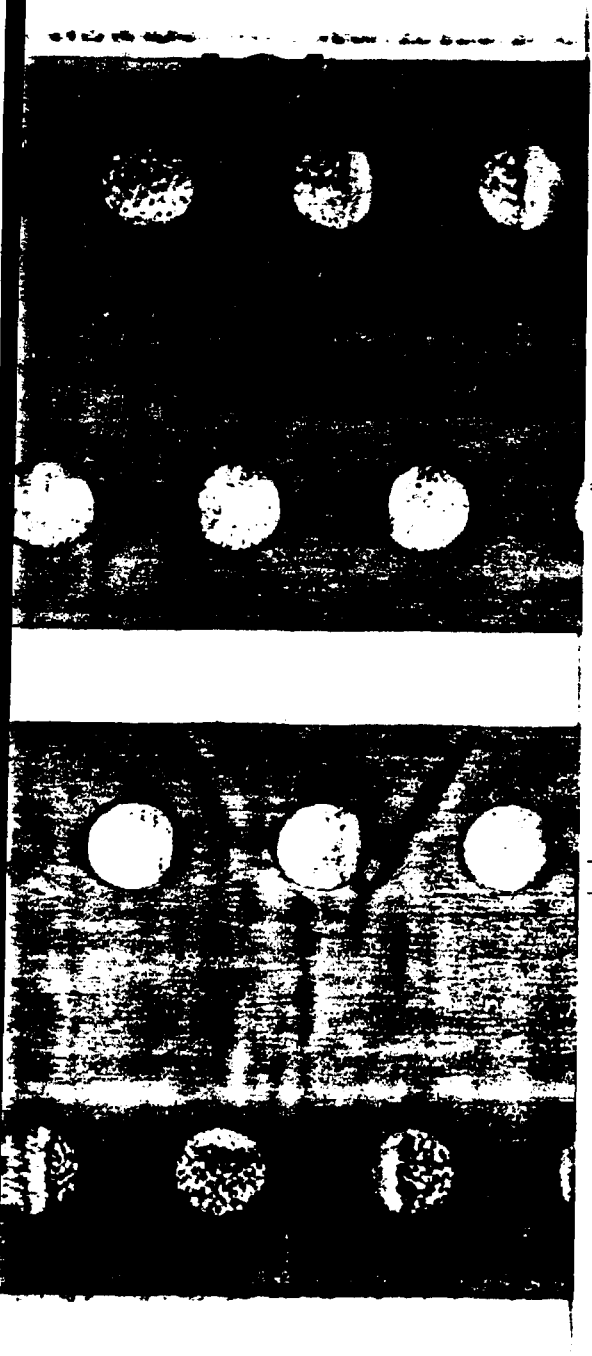
02006

IDENTIF. REFERENCE

FEB 6 9 40 AM '90

FELIX ... DAVIDSON COUNTY TN.

0726 02/06 0101 03CHECK 20-20



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 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	4000.00
CON TX	13.20
PRFEE	1.00
WDEED	6.00
TOTAL	20.20
CHECK	20.20

02/06/90 01 09:40 0001 0726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02006

IDENTIF. REFERENCE

FEB 6 9 41 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 290750