THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 8103 PAGE 809

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Claude G. Sweeney, Jr., et ux 301 Bonnavue Drive Hermitage, TN 37076	Emigrant Industrial Savings Bank 51 Chambers St. New York, NY	Map 75-5 Parcel 18 Field Book 4D 70153

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY J. SWEENEY a/k/a MARY J. LESTER, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CLAUDE G. SWEENEY, JR. and wife, CLARICE B. SWEENEY, hereinafter referred to as 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. 698 on the Plan of Hermitage Hills Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

BEGINNING at a point in the southerly margin of Bonnavue Drive, the common front corners of Lots 698 and 699; thence with the line between said lots, southerly 115.6 feet to a point, the common rear corners of said lots; thence, North 51 degrees 26 minutes East 6.75 feet to a concrete monument; thence, South 86 degrees 08 minutes East 120 feet to a point in the westerly margin of Bonnafield Drive; thence, with same margin of said Drive, northwardly 96.42 feet to a concrete monument at the beginning of a curve with a radius of 25.0 feet; thence around said curve, northwestwardly 41.98 feet to a concrete monument in the southerly margin of Bonnavue Drive; thence with said margin of said Drive, westwardly 102.37 feet to the point of beginning.

BEING the same property conveyed to Claude G. Sweeney and wife, Mary J. Sweeney, by deed from Ronald J. Nitzschke and wife, Ann B. Nitzschke, of record in Book 3873, page 790, Register's Office for Davidson County, Tennessee. The said Claude G. Sweeney died on April 25, 1965, survived by his wife, Mary J. Sweeney, who became vested with title to the said property, in fee simple. Mary J. Sweeney thereafter married Fred A. Lester, who died on April 25, 1976. Mary J. Sweeney is one and the same person as Mary J. Lester and is now a widow.

This is improved property known as 301 Bonnavue Drive, Hermitage, TN 37076.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1990 State and County real property taxes which are a lien, but not yet due and payable, and which will be paid in full by the GRANTEE, when due.

2. Subject to the indebtedness owing to Emigrant Industrial Savings Bank under a Deed of Trust dated 3/9/64, made by Ronald J. Nitzschke and wife, Ann B. Nitzschke, to Percy Wilkins, Jr., Trustee, to secure to United Mortgagee Servicing Corp. one note of even date in the original principal amount of $14,550.00, payable as provided therein, said Deed of Trust having been assigned by United Mortgagee Servicing Corporation to Emigrant Industrial Savings Bank, which indebtedness the GRANTEE agrees to assume, in full, and to indemnify and hold harmless the GRANTOR from same.

3. Any and all matters shown on the plan of record of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants relating to Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind ourselves, my 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.

JANIE S. COGGINS, executes this deed for and on behalf of the GRANTOR, MARY J. SWEENEY a/k/a MARY J. LESTER, under a general, durable Power of Attorney filed for record in Book 7841, page 509, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

Janie S. Coggins
MARY J. LESTER a/k/a MARY J. SWEENEY
BY JANIE S. COGGINS, Attorney-In-Fact

"GRANTEE"

Claude G. Sweeney Jr.
CLAUDE G. SWEENEY, JR.

Clarice B. Sweeney
CLARICE B. SWEENEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3 day of May, 1990, before me, personally appeared JANIE S. COGGINS, to me known to be the person who executed the foregoing instrument on behalf of MARY J. LESTER a/k/a MARY J. SWEENEY, and acknowledged that he/she executed the same as the free act and deed of the said MARY J. LESTER a/k/a MARY J. SWEENEY.

WITNESS my hand, at office, this the 3 day of May, 1990.

Freddy L Parker
NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE G. SWEENEY, JR. and wife, CLARICE B. SWEENEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3 day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $72,500.00.

Affiant

Sworn to and subscribed before me, this the 4 day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

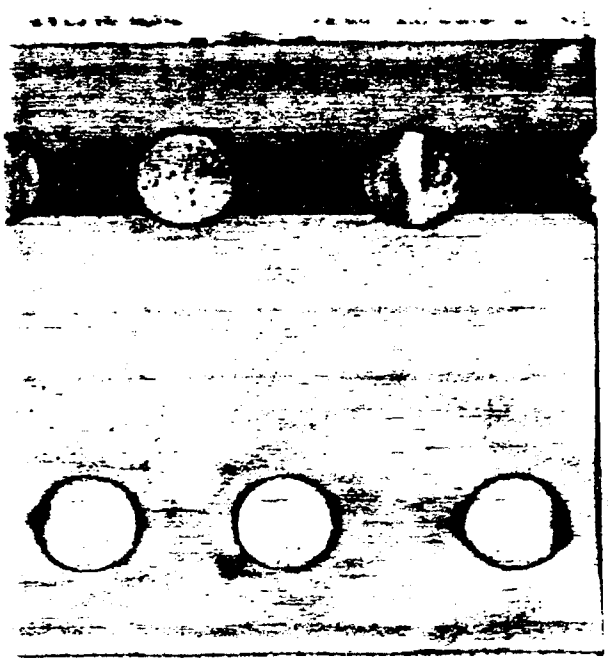
2 4 3 8 2

IDENTIFICATION REFERENCE

MAY 7 10 33 AM '90

DAVIDSON COUNTY, TN

7594 25.00 0101 03CHECK 249.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

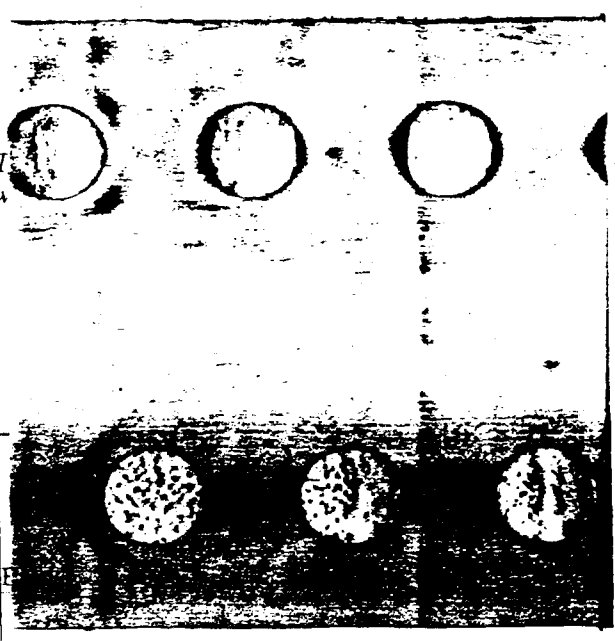
FOR _____

BOOK 8103 PAGE 812

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	72500.00
			CON TX	239.25
			PRFEE	1.00
			WDEED	9.00
			TOTAL	249.25
			CHECK	249.25

05/07/90 01 10:36 0001 9294



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2438.2

IDENTIFICATION REFERENCE

MAY 7 10 33 AM '90

DAVIDSON COUNTY, TN

No. 316772