BOX 15

BOOK 8252 PAGE 254

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Sean M. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 90

Lee E. Elliott
Notary Public

MY COMMISSION EXPIRES November 21, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sean Sweeney (NAME)	The Leader Mortgage Company (NAME)	MAP 149-9
4753 Miners Cove (ADDRESS)	1015 Euclid Avenue Suite 650 (ADDRESS)	PARCEL 219
Antioch, TN. 37013 (CITY) (STATE) (ZIP)	Cleveland, Ohio 44115 (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, Daniel L. Chaffin and wife, Ollie M. Chaffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Sweeney, unmarried

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. 163 on the Plan of Section Six, Terragon Trails, as of record in Book 5060, page 175, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel L. Chaffin and wife, Ollie M. Chaffin by deed from Cyril H. Smith and wife, Nicolette P. Smith of record in Book 6836, page 962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Except for a certain mortgage to Leader Mortgage Company recorded in Book 6836, page 965, of the mortgage records of Davidson County, Tennessee the unpaid balance of the grantees hereby jointly and severally assume and agree to pay as part of the consideration herein, the grantees also jointly and severally hereby assume the obligations of Daniel L. Chaffin and wife, Ollie M. Chaffin, under the terms of the instruments creating the loan to indemnify the Federal Housing Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned.

6954 12/06 0101 03CHECK 205.00

unimproved ( )
This is improved (X) property, known as 4753 Miners Cove, Antioch, TN. 37013
(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 our hand s this 30th day of November, 19 90

Daniel L. Chaffin

Ollie M. Chaffin

BOX 15

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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 Daniel L. Chaffin and wife, Ollie M. Chaffin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November 19 90.

Commission expires November 21, 1992

Lee C. eft
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

77681

IDENTIF. TREFERENCE

DEC 6 1 17 PM '90

FELIX Z. WILSON Register
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

Daniel L. Chaffin and wife, Ollie M. Chaffin

TO

Sean Sweeney

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

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	60000.00
CON TX	198.00
PRFEE	1.00
WDEED	6.00
TOTAL	205.00
CHECK	205.00

12/06/90 01 13:17 0001 6954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77681

IDENTIF. REFERENCE

DEC 6 1 17 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379417