Mail

NAME AND ADDRESS OF NEW OWNERS:
Kevin Patrick Sweeney and
wife, Marian D. Sweeney
953 Fallview Trail
Nashville, Tennessee 37211

SEND TAX NOTICES TO:
Dominion Bankshares
Mortgage Corporation
11350 Random Hills Road
Fairfax, VA 22038

THIS INSTRUMENT PREPARED BY:
Patrick J. McHale
Attorney at Law
100 Westwood Place, Suite 300
Brentwood, Tennessee 37027

MAP-PARCEL NUMBERS
172-12-A;71

BOOK 8399 PAGE 230

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, and for the express purpose of creating a tendency by the entireties in and to the entire interest in the property conveyed herein, in accordance with the provisions of Tennessee Code Annotated section 66-1-109, I, the undersigned, KEVIN PATRICK SWEENEY have this day bargained and sold and do hereby transfer and convey unto KEVIN PATRICK SWEENEY and wife, MARIAN D. SWEENEY, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and be more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Section Two, Bradford Hills, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed unto Kevin Patrick Sweeney by Warranty Deed of Claridge Builders, Inc. by deed of record in Book 8207, Page 521, Register's Office of Davidson County, Tennessee.
>
> Subject to restrictions of record in Book 8069, Page 170 and 8074, Page 269, Bylaws in Book 8071, Page 531, Charter in Book 8071, Page 520, Open Space in Quitclaim Deed in Book 8154, Page 304, and all matters shown on the Plan of Record.

To have and hold said real estate together with all of the appurtenances, estate and title thereunto belonging to the said grantees, their heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same and that it is unencumbered except by lien of the 1991 real property taxes, and by deed of trust in favor of Dominion Bankshares

Mortgage Corporation of record in Book 8207, Page 524, rerecorded in Book 8214, Page 489, Register's Office of Davidson County, Tennessee.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand on this 11th day of ~~June~~ July, 1991.

Kevin Patrick Sweeney
KEVIN PATRICK SWEENEY

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

2156 07/17 0101 03CHECK 6.00

On this 11th day of ~~June~~ July, 1991, before me personally appeared Kevin Patrick Sweeney, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing (Warranty Deed) instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, on this 11th day of ~~June~~ July, 1991.

Mrs. W. M. Shelby
NOTARY PUBLIC

My Commission Expires: 3-3-92

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none, and that this transfer is made in accordance with the foregoing statute and is not subject to recorded tax pursuant to the provisions of Tennessee Code Annotated section 67-4-409 (a) (1) (3)(A).

Marian Sweeney
AFFIANT

Sworn to and subscribed before me on this 11th day of ~~June~~ July, 1991.

Mrs. W. M. Shelby
NOTARY PUBLIC

My Commission Expires: 3-3-92

3124.0

IDENTIFICATION

JUL 17 8 42 AM '91

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TN