THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8459 PAGE 872

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lori C. Nieves 5015 Bonnawell Drive Hermitage, TN 37076	Same as New Owner	Map 74-16 Parcel 96

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, CLAUDE G. SWEENEY a/k/a CLAUDE G. SWEENEY, JR. and wife, CLARICE B. SWEENEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto LORI C. NIEVES, a single woman, hereinafter referred to as the "GRANTEE", her 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. 389 on the Plan of Hermitage Hills Subdivision, Section V, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Claude G. Sweeney and wife, Clarice B. Sweeney, by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5376, page 99, Register's Office for Davidson County, Tennessee.

Claude G. Sweeney is one and the same person as Claude G. Sweeney, Jr.

The current mailing address for said property is: 5015 Bonnawell Drive, Hermitage, Tennessee 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 GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are 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. Taxes for the year 1991, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEE when due.

2. A first mortgage lien in favor of First Wachovia Mortgage Co., P. O. Box 3174, Winston Salem, North Carolina 27102, with a present approximate balance of $24,689.60, which the GRANTEE agrees to assume, in full, and to indemnify and hold harmless the GRANTORS from same.

3. Subject to any and all matters shown on the Plan of record of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, said Register's Office.

4. Subject to Restrictive Covenants of record in Book 3222, page 154, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of July, 1991.

"GRANTORS"

Claude G. Sweeney Jr.
CLAUDE G. SWEENEY a/k/a
CLAUDE G. SWEENEY, JR.

Clarice B. Sweeney
CLARICE B. SWEENEY

"GRANTEE"

Lori C. Nieves
LORI C. NIEVES

OCT 8 10 04 AM 91
INSTRUMENT PREPARED
5.2 R.I.F.

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 a/k/a 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 1st day of July, 1991.

Christine Bragg
NOTARY PUBLIC

My Commission Expires: 9-25-93

1084 10/08/91 0101 03 CHECK 192.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI C. NIEVES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of July, 1991.

Christine Bragg
NOTARY PUBLIC

My Commission Expires: 9-25-93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Lori C. Nieves
Affiant

Sworn to and subscribed before me, this the 1st day of July, 1991.

Christine Bragg
NOTARY PUBLIC

My Commission Expires: 9-25-93

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8459 PAGE 874

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 6.00
TOTAL 192.00
CHECK 192.00

10/08/91 01 10:07 0001 1084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.28 I. I.

IDENTIFICATION

OCT 8 10 04 AM '91

No. 465878