STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,304.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 93

Notary Public

MY COMMISSION EXPIRES October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Lynn Taylor	SunTrust Mortgage, Inc.	172-8-A-53
(NAME)	(NAME)	
5804 Foxview Drive	P.O. Box 105277	5D 63773
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30348-5277	
(CITY) (STATE) (ZIP)	(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, James S. Sweeney, Sr. and Rita E. Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie Lynn Taylor

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. 53 on the Plan of Hunter's Branch, Section Two-A, of record in Plat Book 6900, Page 165, resubdivision of lots 53, 54 & 55, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James S. Sweeney, Sr. by deed of record in Book 9036, Page 780, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Third National Mtg. Co. of record in Book 7320, Page 772, and assigned to SunTrust Mortgage, Inc. said Register's Office with a present unpaid balance of approximately $83,652.55, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

Rita E. Sweeney joins in this conveyance for the sole purpose of conveying any

unimproved ( )
This is improved (XX) property, known as 5804 Foxview Drive, 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 hands this 26th day of August 1993

James S. Sweeney, Sr.

Rita E. Sweeney
By: Rita E. Sweeney
James S. Sweeney, Sr., Attorney-in-fact
By James S. Sweeney, Sr.,
attorney-in-fact

DCTN01WC

BOOK 9071 PAGE 51

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 James S. Sweeney, Sr. ~~and Rita F. Sweeney~~

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 Antioch, Tennessee, this 26th day of August 1993

Commission expires October 9, 1995

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

CTN01WC

marital rights she may have.

This instrument is executed on behalf of Rita E. Sweeney by James S. Sweeney, Sr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 5865, Page 256, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this August 26, 1993 before me personally appeared James S. Sweeney, Sr., the person who executed the foregoing instrument on behalf of Rita E. Sweeney, and acknowledged that he executed the same as the free act and deed of the said Rita E. Sweeney, through Power of Attorney granted James S. Sweeney, Sr. by the said Rita E. Sweeney.

Commission Expires: 10-9-95

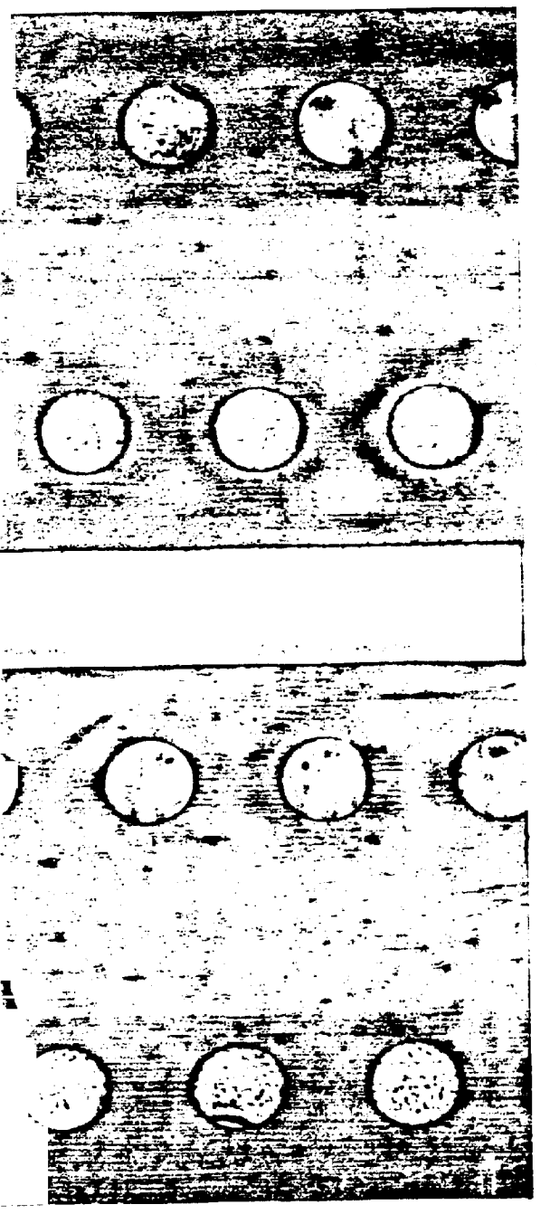
Notary Public

NOTARY PUBLIC AT LARGE

59702
IDENTIF. & REFERENCE

93 SEP -3 PM 2:35
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1865 09/03 0101 03CHECK 402.61



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9071 PAGE 53

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
105304.00
ERR CO
CAMT
105304.00-
CAMT
105304.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	389.61
PRFEE	1.00
WDEED	12.00
TOTAL	402.61
CHECK	402.61

09/03/93 01 14:35 0001 1865

59702
IDENTIF. # REFERENCE

93 SEP -3 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 694331