THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Neale, Kelley, Herbert & Crawford
4th Floor, Noel Place
Fourth Avenue North
Nashville, TN 37219-1870

FILE BOX 30

WARRANTY DEED

BOOK 9301 PAGE 552

MAP, PARCEL OR TAX NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
141-12-0C-077	David R. Sweeney, et ux	Fleet Mortgage Corp. 11200 W. Parkland Avenue Milwaukee, WI 53224
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	7444 River Bend Circle	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

94 APR -5 PM 1:15

IDENTIF. & REFERENCE 35240

JOHN D. MINTON CONSTRUCTION COMPANY, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID R. SWEENEY and wife, MICHELLE L. SWEENEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 77 on the Plan of River Bend, a Planned Unit Development, as of record in Plat Book 6900, pages 504 and 505, Register's Office for Davidson County, Tennessee, as amended by Surveyor's Correction Deed ofrecord in Book 7465, page 833, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John D. Minton Construction Company, Inc., by deed frin Furst Tebbessee Bank National Association as of recordin Book 9041, page 387 and by Deed of Correction of record in Book 9124, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 7112, page 481, as amended in Book 7308, page 805, Book 7308, page 808 and as amended in Book 7336, page 15, and further amended in Book 7549, page 893, Register's Office for Davidson County, Tennessee and all zoning regulations, setback lines, if any, and easements and rights of way for public utilities applicable to the property and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except 1994 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31 day of March, 1994.

JOHN D. MINTON CONSTRUCTION COMPANY, INC.

BY: John D. Minton, President

9301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9301 PAGE 553

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

7852 04/05 0101 03CHECK 599.15

Witness my hand and official seal at _____, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 94 MY COMMISSION EXPIRES: _____

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DARRIS KELLINGSLEY
My Commission Expires March 22, 1997

WARRANTY DEED

FROM
JOHN D. MINTON CONSTRUCTION COMPANY, INC.

TO
DAVID R. SWEENEY AND WIFE, MICHELLE L. SWEENEY

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

John D. Minton and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President and _____ respectively, of John D. Minton Construction Company, Inc., a corporation, the bargainor, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said John D. Minton as such President, and attesting the same by the said _____ as such _____.

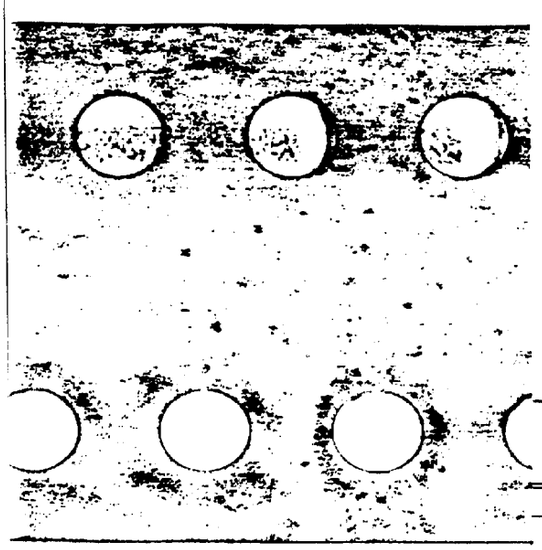
Witness my hand and official seal at Franklin, Tennessee, this, the _____ day of March, 19 94.

My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. DOUGLAS A. BRACE

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9301 PAGE 554

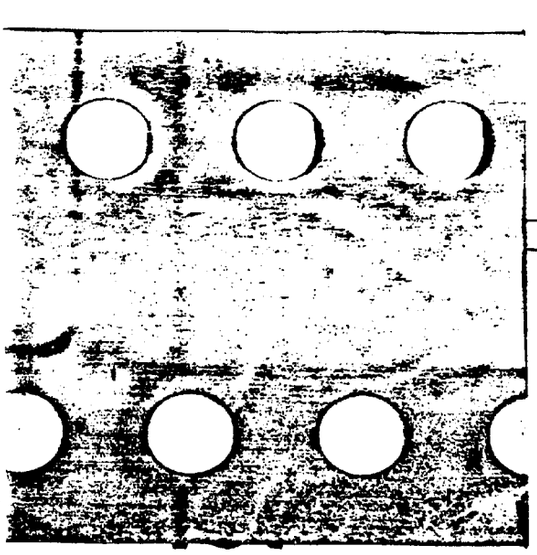
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
159500.00
CON TX 590.15
PRFEE 1.00
WDEED 8.00
TOTAL 599.15
CHECK 599.15

04/05/94 01 13:17 0001 9852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



35240
IDENTIF. ↑ REFERENCE

94 APR -5 PM 1:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 775104