*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

BOOK 9367 PAGE 621

ADDRESS NEW OWNER:
W. Bryan Sweeney
210 Wauford Drive
Nashville, Tennessee 37211

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
American Residential Mortgage Corporation, a California Corporation
11119 N. Torrey Pines road
La Jolla, CA 92037-1009

MAP AND PARCEL:
MAP 147-6
PARCEL 27
6DU 20830

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Phillip W. Evans and wife, Karen T. Evans, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto W. Bryan Sweeney, a married person, 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:

BEING Lot 116, Section One Revised, Caldwell Hall, as recorded in Plat Book 2900, Pages 57-59, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Phillip W. Evans and wife, Karen T. Evans , by deed from Robert E. Townes of record in Book 7350, Page 938, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2929, Page 117, amended in Book 2997, page 93, said Register's Office.

This conveyance is subject to minimum building setback lines, public utility easement and telephone easement of record in Book 2900, Pages 57, 58 & 59, said Register's Office.

This is improved property known as 210 Wauford Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. Bryan Sweeney and wife,, their heirs and assigns, forever; and we, Phillip W. Evans and wife, Karen T. Evans 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of May, 1994.

Phillip W. Evans

Karen T. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip W. Evans and wife, Karen T. Evans the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 87,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of May, 1994.

NOTARY PUBLIC
My Commission Expires: 7-1-97

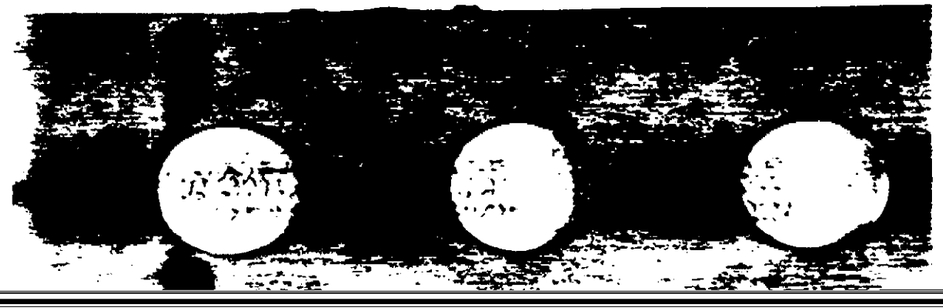
57254
IDENTIFICATION REFERENCE

94 JUN -3 PM 1:17
FELIX A. ... REGISTER
DAVIDSON CO. TN.

1775 06/03 0101 03CHECK 330.90

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9367



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____