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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1994

Notary Public

MY COMMISSION EXPIRES: 11-22-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, ATTORNEY, SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Brian K. Sweeney et al	Same	
(NAME)	(NAME)	
622 Woodett Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Robert Sweeney, Jr., Beneficiary under the Last Will and Testament of James Robert Sweeney, Sr., and wife, Doris C. Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian K. Sweeney, an unmarried person, and Scott C. Sweeney, an unmarried 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:

Lot No. 81 on the Plan of McMurray Woods, Section 3, as of record in Book 3300, page 83, Register's Office for said County.

Beginning on the northerly margin of Woodett Road, at the corner of Lots Nos. 80 and 81; thence with the line between said two lots, northerly 131.2 feet to the corner of Lots Nos. 79, 80 and 81; thence with the line between Lots Nos. 79 and 81, westerly 155 feet to the easterly margin of Rhett Drive; thence with the same, southerly 115.61 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 39.71 feet to the northerly margin of Woodett Road; thence with the same, easterly 133.72 feet to the beginning.

Being the same property conveyed to James R. Sweeney, Sr. and wife, Zilpha S. Sweeney, by Deed from McDowell Real Estate Corp. of record in Book 3459, Page 169. The said Zilpha S. Sweeney having predeceased James R. Sweeney, Sr. The said James R. Sweeney, Sr. having since died leaving a Last Will and Testament of record in Will Book 182, page 381, Docket No. 100324, Probate Court for Davidson County, Tennessee, naming James Robert Sweeney, Jr. as beneficiary under the Will.

This conveyance is subject to any and all restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

The said Doris C. Sweeney joins in this conveyance to convey any marital interest she may have in said property.

unimproved ( ) This is improved (X) property, known as 622 Woodett Road, Nashville, TN 37211
(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 hand s this 15th day of July, 1994

James Robert Sweeney, Jr., Beneficiary under the Last Will & Testament of James Robert Sweeney, Sr.

Doris C. Sweeney

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Robert Sweeney, Jr., Beneficiary under the Last Will and Testament of James Robert Sweeney, Sr. and wife, Doris C. Sweeney

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1994.

Commission Expires 11-22-97

Notary Public

STATE OF TENNESSEE }
Davidson County }

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

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
James Robert Sweeney, Jr., as Beneficiary under the Last Will & Testament of James Robert Sweeney, Sr., and wife, Doris C. Sweeney

TO
Brian K. Sweeney, an unmarried person and Scott C. Sweeney, an unmarried person

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

71885

IDENTIFICATION REFERENCE

7825 07/18 0101 03CHECK 323.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7825

71885

IDENTIFICATION REFERENCE

JUL 19 AM 11:05

No. 814418