BOOK 9591 PG 384

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
James S. Sweeney, Sr. and John Denton 902 42nd Avenue, North Nashville, Tennessee	John Denton 2928 Owendale Drive Antioch, Tenn. 37013	Map 91-08 Par. 281

FOR AND IN CONSIDERATION of Ten Dollar ($10.00), and other good and valuable consideration, I, JAMES HENDRIX, an unmarried person, have bargained and sold, and by these presents do transfer and convey unto JAMES S. SWEENEY, SR. and JOHN D. DENTON, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 2 on the Map of the Subdivision of certain lots on the Plan of Clifton, of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.
>
> Said lot No. 2 fronts 50 feet on the easterly line of 42nd Avenue North and extends back between lines 166-1/2 feet on the southerly line and 193 feet .1 feet on the northerly line to a 15-foot alley in the rear, measuring 52.6 feet thereon.
>
> Being the same property conveyed to James Hendrix, by deed from Nail Shakir, of record in Book 9392, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 902 42nd Avenue, North, Nashville, Tennessee.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

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 TESTIMONY WHEREOF, the GRANTOR has hereunto set his signature this 8 day of February 1995.

James Hendrix
JAMES HENDRIX
By Milton T. Hendrix
Milton T. Hendrix, as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of February, 1995, before me personally appeared MILTON T. HENDRIX, to me known to be the person who executed the foregoing instrument on behalf of JAMES HENDRIX, who acknowledged that he executed the same as the free act and deed of the said JAMES HENDRIX, as attorney-in fact.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of February, 1995.

Jacqueline Orr Wiggins
NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires Jan. 27, 1996

The actual consideration or value, whichever is greater, for this transfer is $20,000.

AFFIANT

SWORN to and subscribed before me, this 8th day of February, 1995.

Jacqueline Orr Wiggins
NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-27-96

My Commission Expires Jan. 27, 1996

THIS INSTRUMENT WAS PREPARED BY:

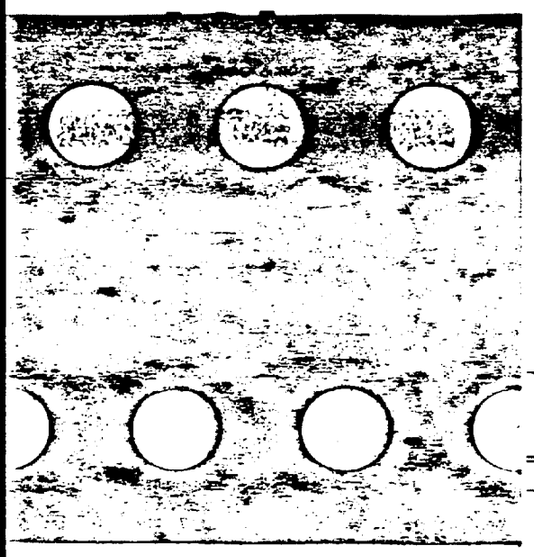
Julian W. Blackshear, Jr., Esq.
PETWAY, BLACKSHEAR, CAIN & ENNIX
Attorneys at Law
Fifth Floor
208 Third Avenue, North
Nashville, Tennessee 37201

c:wd\deeds\wdHendrx

32771
IDENTIF. & REFERENCE

95 FEB -8 PM 3:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0207 02/08 01:01 03CHECK 83.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

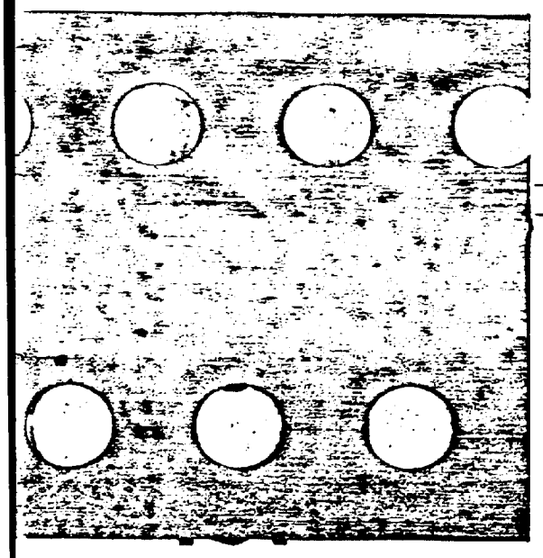
RECEIVED OF _____

FOR _____

BOOK 9591 PG 386

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/95 01 15497 0001 0207

32771

IDENTIF. ↑ REFERENCE

95 FEB -8 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879939