This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Richard D. Sweeney and Janice B. Sweeney 114 Glendale Garden Drive Nashville, Tennessee 37204	same	Map-Par. 117-15-0 076.00 Map-Par. 117-15-0 074.00

For and in consideration of the sum of Ten and 00/100--------($10.00)----------DOLLARS, and other good and valuable consideration, ARIE MOORE WEST BEAN, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said RICHARD D. SWEENEY and wife, JANICE B. SWEENEY, hereinafter referred to as Grantees, their successors, 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 Number (s) 1, 2, 3 and 4 on the Plan of Resubdivision of lots 1 and 3 of Addition to Green Hills, of record in Book 7900, Page 941 of the Register's Office of Davidson County to which reference is made for a more complete description.
>
> This conveyance is subject to all easements of record.
>
> Being part of the same property conveyed to Arie Bean from Salome S. Bean of record in Will Book 113, Page 23 Probate Court, Davidson County, 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 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, subject however to the following restrictions which shall henceforth apply to this property as a covenant running with the land and shall be binding on the heirs, successors and assigns of the Grantees:

(1) Each lot of said property shall be only for single family residential purposes, and

(2) No lot shall be subdivided, and no more than one dwelling shall be built on each lot.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 1 day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 11/20/96

This is unimproved property known as _____ Observatory Court, Nashville, Tennessee.

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.

Witness my hand this 1 day of May, 1995.

ARIE MOORE WEST BEAN

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

Witness my hand and official seal at Nashville, Tennessee, this 1 day of May, 1995.

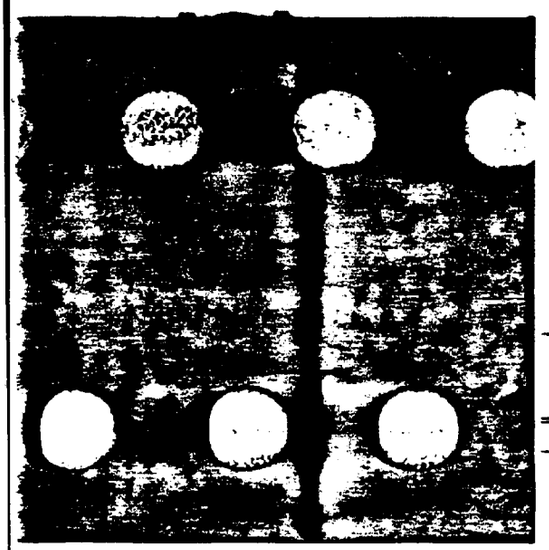
Notary Public

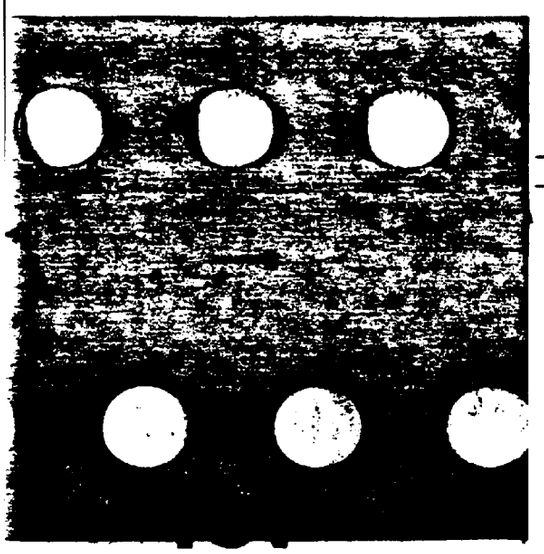
My Commission Expires: 11/20/96

56912
IDENTIF. & REFERENCE

95 MAY -2 PM 12:34
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6743 05/02 01:01 03CHECK 878.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9661 PG 220

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 235000.00
CON TX 869.50
PRFEE 1.00
WDEED 8.00
TOTAL 878.50
CHECK 878.50

05/02/95 01 12:38 0001 6743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56912
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906166