BOOK 5071PG350

WARRANTY DEED

PHILLIP G. HOWELL III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,900.00

Margaret A. Hatfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 95

Phillip G. Howell III
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret A. Hatfield (NAME)	Guaranty Trust Company (NAME)	043-13-0 207.00
317 Elm Street (ADDRESS)	P. O. Box 1218 (ADDRESS)	11D 48895
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	

FOR AND 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 Sweeney, Sr. and wife, Rita E. Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret A. Hatfield

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 No. 16 in Block "G" on the plan of Forest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, page 44, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 16 in Block "G" fronts 50 feet on the north side of Elm Street, and runs back northerly between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Sweeney, Sr. by deed from Alan Gordon and Aldis Gordon of record in Book 9189, page 239, Register's Office, Davidson County, Tennessee.

Rita E. Sweeney herein joins to convey any and all right and interest she may have; especially her marital rights.

James Sweeney, Sr. executed this instrument on behalf of Rita E. Sweeney pursuant to a Power of Attorney of record in Book 5865, page 256, Register's Office, Davidson County, Tennessee.

60706

IDENTIF. & REFERENCE

95 MAY 15 AM 10:59

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 317 Elm Street, Madison, Tennessee 37115
(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 ~~my~~ our hand s this 5th day of May 19 95

James Sweeney, Sr.

Rita E. Sweeney

By James Sweeney, Sr., Attorney-in-fa

BOOK 9671 PG 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

i ersonally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Sweeney, Sr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of May, 1995.

Commission expires _____

_____
Notary Public

PHILLIP G. HOWELL III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

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 James Sweeney, Sr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Rita E. Sweeney as her Attorney in Fact as the free act and deed of the within named Rita E. Sweeney.

Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of May, 1995.

Phillip G. Howell III
Notary Public

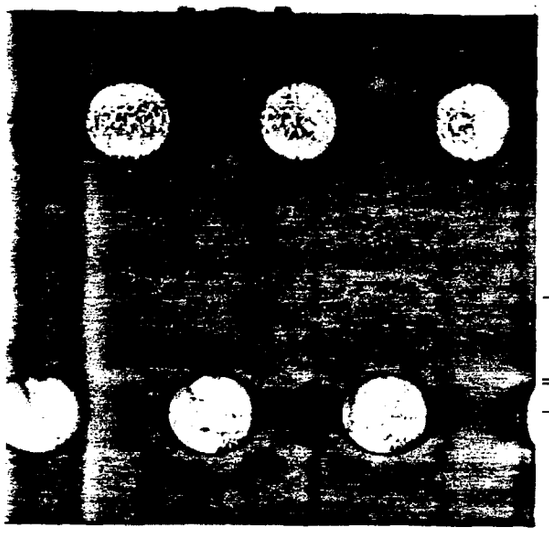
PHILLIP G. HOWELL III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

0950 05/15 0101 03CHECK

167-73

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



RECEIVED OF _____

FOR _____

BOOK 9671 PG 592

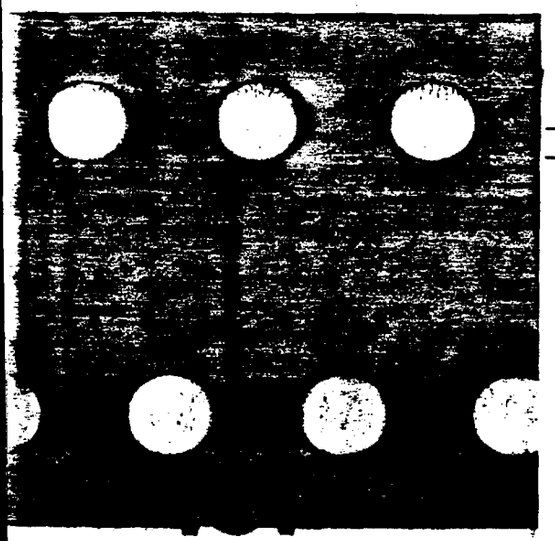
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42900.00
CON TX 158.73
PRFEE 1.00
MDEED 8.00
TOTAL 167.73
CHECK 167.73

05/15/95 01 11:02 0001 0950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



60706
IDENTIF. & REFERENCE
95 MAY 15 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910323