BOOK 9730 PG 98

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES: 5/20/97
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Williams (NAME)	Owner (NAME)	MAP 91
308 Old Higdon Road (ADDRESS)	(ADDRESS)	GROUP 8
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 281

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 S. Sweeney, Sr. and John D. Denton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Williams and wife, Pauline H. Williams

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. 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 S. Sweeney, Sr. and John D. Denton by deed from James Hendrix, of record in Book 9591, Page 384, Register's Office for said County.

0078779
IDENTIFICATION REFERENCE

95 JUL 13 PM 1:06
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 902 42nd Avenue North, Nashville, TN 37209
(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 11th day of July, 19 95

James S. Sweeney, Sr.

John D. Denton

BOOK 9730 PG 99

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 S. Sweeney, Sr. and John D. Denton

the bargainor S, 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 11th day of July, 1995.

Commission expires 5/2.1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 _____.

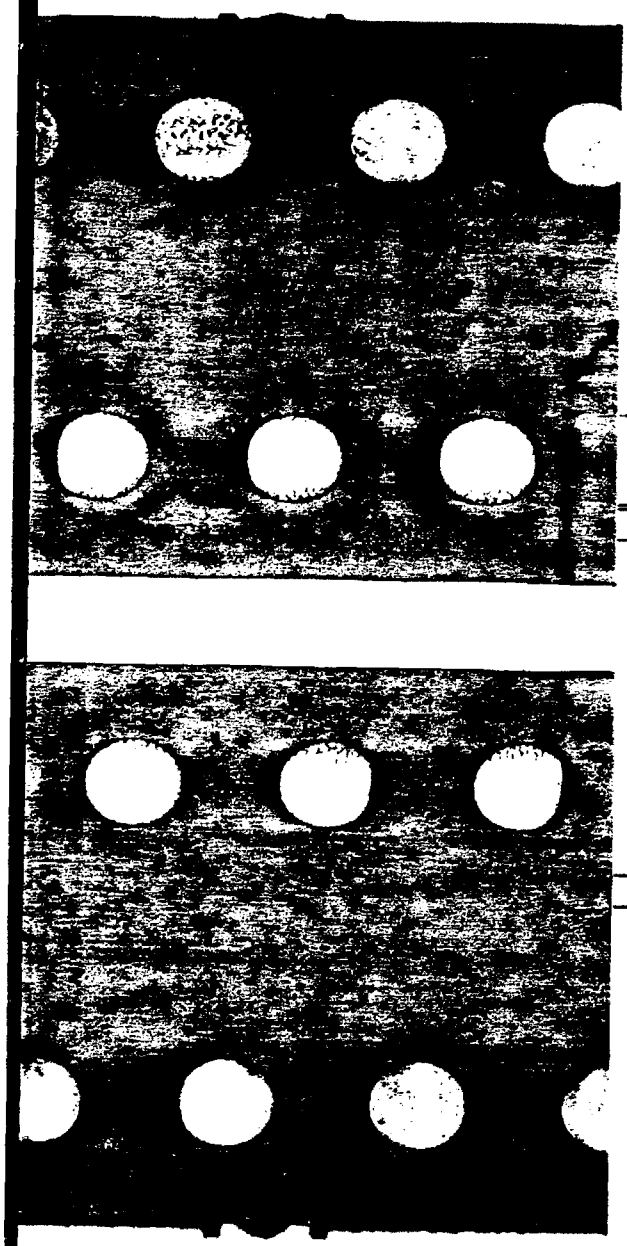
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

MAIL TAX NOTICE TO: SAME

112.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9730PG100

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

07/13/95 01 13:09 0001 0830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00078779
IDENTIF. ↑ REFERENCE

95 JUL 13 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929944