Send Tax Bills To:

SEAN O FEENEY

4902 RUSKIN AVE

37216

Map: 061-04 Parcel: 060

This Instrument Prepared By:

GOODMAN & WALKER
Attorneys at Law
Springfield, Tennessee 37172

BOOK 9870 PG 455

THIS DEED OF CONVEYANCE executed and delivered by HARRY R. FEENEY, a widower, hereinafter called the Grantor, to SEAN O. FEENEY, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land situate in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 12 on the Plan of M. C. McGaughey's First Haysboro Subdivision, as of record in Book 843, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 100 feet on the easterly side of Ruskin Avenue, and runs back between parallel lines 200 feet to a dead line. AND BEING the same property which was conveyed to Harry R. Feeney and wife, Kathryn A. Feeney, by Deed from Buford R. Moreland and wife, Sylvia E. Moreland, appearing of record in Deed Book 4699 Page 214, Register's Office for Davidson County, Tennessee. The said Kathryn A. Feeney having died on January 22, 1994, and therefore, Harry R. Feeney became the sole owner by right of survivorship.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever.

The Grantor covenants with the Grantee, heirs and assigns, that he is lawfully seized and possessed of said property, has a good and perfect right to convey same, and that said property is unencumbered.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature, this the 28th day of November, 1995.

Harry R. Feeney
HARRY R. FEENEY

BOOK 987PG459

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRY R. FEENEY, 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 foregoing instrument for the purposes and considerations therein contained.

Witness my hand and official seal of office, this the 28th day of November, 1995.

Amanda S. Brookshire
Notary Public

My commission expires: 3-5-97

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 30,000. , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and SWORN to before me, this the 28 day of NOV. , ~~1994.~~ 1995.

~~Notary Public or~~ Register

~~My commission expires~~: _____

BOOK 9570 PAGE 460

01250183

IDENTIFICATION

MAIL ENV.

2172 11/28 0101 03CHECK 124.00



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

RECEIVED OF _____

FOR _____

BOOK 9870 PG 461

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 30000.00	
			CON TX 111.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 124.00	
			CHECK 124.00	
11/28/95	01		14:12 0001 2172	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126483
IDENTIFICATION NUMBER

95 NOV 28 PM 2:11
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 980697