File 13485
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9884 PG 635

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN A. THWEATT	NEW OWNER	117-15
(NAME)	(NAME)	
P.O. BOX 158657		94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215-8657		16DA 22915
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ESTATE OF MILDRED SMARTT WRIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. THWEATT AND RICHARD D. SWEENEY, as Tenants in Common

HEREINAFTER CALLED THE 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 No. 23 on the Plan of Section 1 Green Hills Subdivision, as of record in Plat Book 547, page 128, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to P. G. Wright and wife, Azil A. Wright by deed from Louise Neeley and husband Jno L. Neeley, Jr. of record in Book 1077, page 686, said Register's Office. The said Azil A. Wright having since died, and P. G. Wright subsequently married Mildred M. Smartt. P. G. Wright having since died and devising said property to Mildred Smartt Wright by Will of record in Will Book 109, page 201, Probate Court for Davidson County, Tennessee. The said Mildred Smartt Wright having since died.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE 0130849

95 DEC 11 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1617 South Observatory Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of November, 19 95

ESTATE OF MILDRED SMARTT WRIGHT
By: James W. Morris II, Executor
JAMES W. MORRIS, II, EXECUTOR

BOOK 9884 PG 636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. MORRIS, II, EXECUTOR

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of November, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1995

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ESTATE OF MILDRED SMARTT WRIGHT

TO JOHN A. THWEATT AND RICHARD D. SWEENEY

6969 12/11 0101 03CHECK 253.20

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9884 PG 637

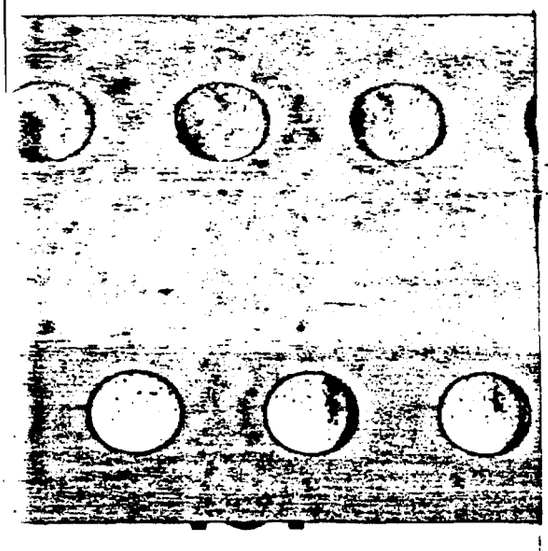
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

12/11/95 01 10:44 0001 6969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0130849
IDENTIF. ↑ REFERENCE

95 DEC 11 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985442