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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9898 PG 503

THIS INDENTURE, made and entered into as of the **21st** day of **December, 1995** by and between

RICHARD D. SWEENEY and JANICE B. SWEENEY, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

ROBERT MASON BALL and CYNTHIA GANT BALL, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 2, ON THE PLAN OF THE 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.

BEING THE SAME PROPERTY CONVEYED TO RICHARD D. SWEENEY AND WIFE, JANICE B. SWEENEY BY DEED FROM ARIE MOORE WEST BEAN OF RECORD IN BOOK 9661, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

95 DEC 27 AM 10:02
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0135066
IDENTIF. ↑ REFERENCE

RICHARD D. SWEENEY

JANICE B. SWEENEY

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9898 PG 504

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICHARD D. SWEENEY and JANICE B. SWEENEY, HUSBAND AND WIFE** , the within named bargainors, 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, at office, this **21st** day of **December, 1995.**

My Commission Expires MAY 23, 1998

Notary Public

Commission Expiration: _____

SANDY PING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$332,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jacqueline G. Sheran
Affiant

Subscribed and sworn to before me this **21st** day of **December, 1995.**

Notary Public

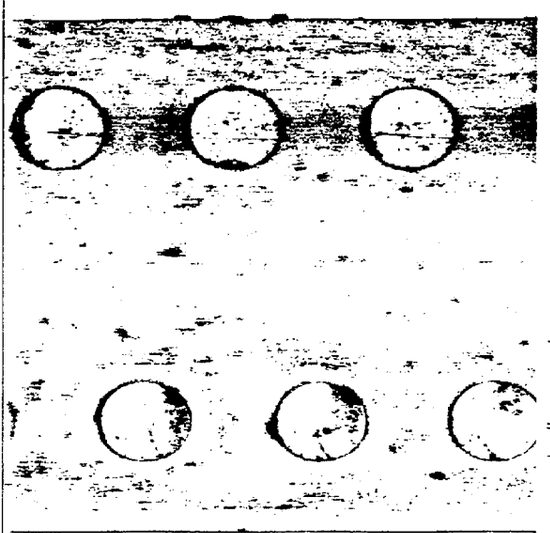
My Commission Expires MAY 23, 1998

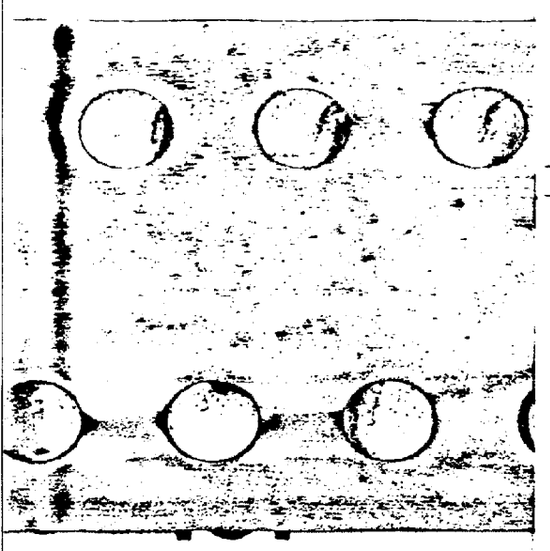
Commission Expiration: _____

SANDY PING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	AMSOUTH MORTGAGE 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL. 35244	1603 OBSERVATORY COURT NASHVILLE, TN 37215 MAP PARCEL NUMBER 117-15-172

572 12/27 0101 03CHECK 1237.40





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

RECEIVED OF _____

FOR _____

BOOK 9898 PG 505

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 332000.00
CON TX 1228.40
PRFEE 1.00
MDEED 8.00
TOTAL 1237.40
CHECK 1237.40
12/27/95 01 10:06 0001 1572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135066
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 10: 02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989968