FILE BOX 45

BOOK 10144 PG 15

FROM: James S. Sweeney, Sr.

TO: Scott D. Monteiro and wife, Dorothy L. Monteiro

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
217 Pineway Drive
Nashville, TN 37217

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Scott D. Monteiro	SAME	Map 71-2
74 Meadow Lane		Parcel 190
McEwen, TN 37101		

SPECIAL WARRANTY DEED

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, James S. Sweeney, Sr., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Scott D. Monteiro and wife, Dorothy L. Monteiro, 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. 43-B on the Plan of John J. Rucker Subdivision, Zone Lot Division of Lots 27, 28, 31, 33, 39, 40, 42, 43, 44, 45 & 47, of record in Plat Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James S. Sweeney, Sr. by deed from Charles H. Johnson, of record in Book 9602, Page 343, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 651, Register's Office for said County.

This is improved property known as 445 Roger Williams Ave.; Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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, GRANTOR has caused this Special Warranty Deed to be executed on the 30th day of July, 1996.

James S. Sweeney, Sr.

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. _____, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this July 30, 1996.

My Commission Expires: 1-20-99

Notary Public Zana C. Petty

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 38,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 19 96.

Notary Public

My Commission Expires: 1-20-96

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainor, and corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

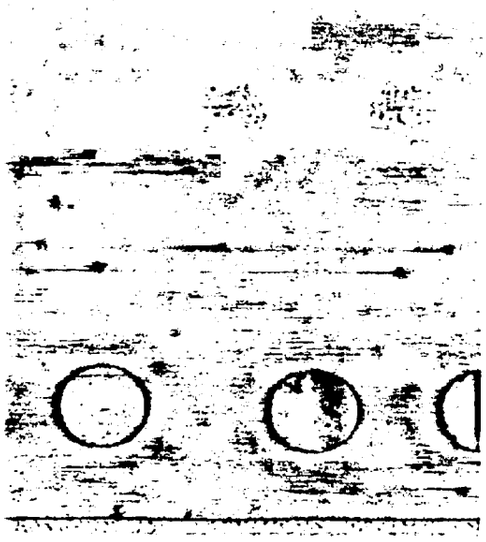
_____
Notary Public

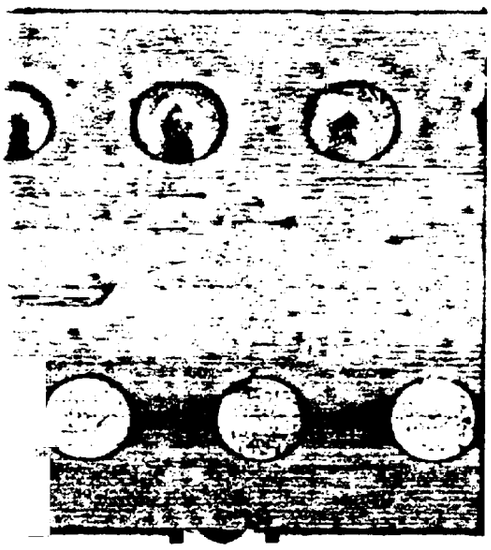
0210502
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 2:22

REGISTER
DAVIDSON COUNTY, TN.

2680 08/02 0101 03CHECK 149.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10144 PG 17

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 38000.00
				CON TX 140.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 149.60
				CHECK 149.60
			08/02/96 01	14:25 0001 2680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210502 ← REFERENCE IDENTIF.

96 AUG -2 PM 2:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1070256