THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

Name and Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James S. Sweeney, Sr., et al 102 Lands End Hendersonville, TN 37075	SAME	Map 82-12 Parcel 112

EXECUTRIX DEED

THIS INSTRUMENT made this 6th day of August, 1996, between LeShonda Floyd, Executrix of the Estate of Theodore C. Donalson, deceased, hereinafter called Grantor, and James S. Sweeney, Sr. and John D. Denton, hereinafter called Grantees;

W I T N E S S E T H:

WHEREAS, Theodore C. Donalson died on the 10th day of August, 1995, testate, seized and possessed of the below described real estate; and

WHEREAS, LeShonda Floyd was appointed Executrix under the will of the decedent, and qualified as such Executrix in Case No. 95P-1469, Probate Court of Davidson County, Tennessee on the 24th day of October, 1995; and

WHEREAS, said Executrix sold the below described real estate of James S. Sweeney, Sr. at public auction by Order of the Probate Court of Davidson County, Tennessee on the 10th day of July, 1996, for the sum of Forty Thousand ---------- ----- And No/00 ---------- ($40,000.00) ---------- Dollars cash, pursuant to the Order of said Probate Court entered in Minute Book 406, page 333; and

WHEREAS, said sale was approved and confirmed by the Probate Court by Order entered in Minute Book 409, page 68.

NOW, THEREFORE, pursuant to the authority granted by the Probate Court of Davidson County, Tennessee, I, LeShonda Floyd, as Executrix of the Estate of said decedent, grant, bargain, sell and convey unto James S. Sweeney, Sr. and John D. Denton, for the consideration aforesaid, the receipt of which is hereby acknowledged, the following described land:

Land in Davidson County, Tennessee, being Lot No. 179 on the Map of Neil S. Brown's Addition as of record in Book 57, page 50, Register's Office for said County.

Said lot fronts 50 feet on the westerly side of North Ninth Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to T. C. Donalson and wife, Bessie Donalson, by deed from Robert McCullough, Jr. and wife, Deatrice McCullough, of record in Book 2484, page 479, said Register's Office, the said Bessie Donalson having predeceased T. C. Donalson, and the said T. C. Donalson having since died.

Theodore C. Donalson and T. C. Donalson are one and the same person.

THIS IS IMPROVED PROPERTY, commonly known as 314 North Ninth Street, Nashville, Tennessee 37206

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.

WITNESS my hand this 6th day of August, 1996.

LESHONDA FLOYD, Executrix of the Estate of Theodore C. Donalson, deceased

STATE OF GEORGIA)
)
COUNTY OF Fulton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, LeShonda Floyd, Executrix of the Estate of Theodore C. Donalson, deceased, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at College Park, Georgia, this 6th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: Notary Public, Clayton County, Georgia My Commission Expires Nov. 28, 1998

BOOK 10166 PG 864

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me this 6th day of August, 1996.

NOTARY PUBLIC

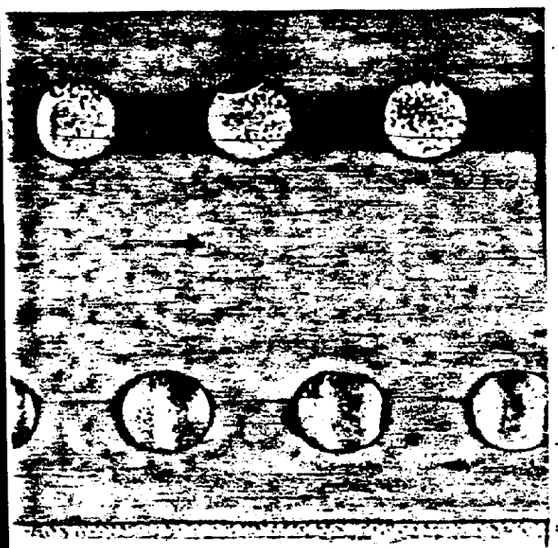
My Commission Expires: Notary Public, Clayton County, Georgia
My Commission Expires Nov. 28, 1999

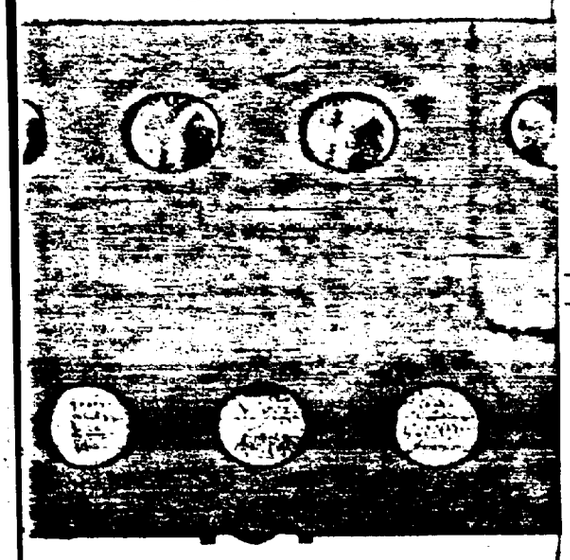
02117937
IDENTIF. & REFERENCE

96 AUG 26 AM 9:32
FELIX A. ALBRIGHT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0629 08/26 0101 03CHECK 161.00





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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 865

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

08/26/96 01 09:38 0001 0629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217937
IDENTIF. ↑ REFERENCE

96 AUG 26 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022924