BOOK 10217 PG 236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

James S Sweeney Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 96.

Sheryl B. Eldridge
Notary Public

MY COMMISSION EXPIRES: May 28, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Sweeney, Sr. (NAME)	James S. Sweeney, Sr. (NAME)	Part Of
102 Lands End (ADDRESS)	102 Lands End (ADDRESS)	81-12-195
Hendersonville, TN. 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN. 37075 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Waynick Investments, A Tennessee General Partnership, consisting of David J. Waynick, Mark Waynick and G.L. Waynick HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Sweeney, Sr. and wife, Rita e. Sweeney

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:

Land in Davidson County, Tennessee, being Lots No. 1, 2 and 3 on the Plan of Waynick Subdivision, as of record in Plat Book 6200, Page 556, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to G.L. Waynick, Mark Waynick and David J. Waynick, a Tennessee General Partnership by Warranty Deed from Sheryl K. Sherman and husband Melvin Sherman dated July 19, 1983 and filed for record in Book 6109, page 320, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes resulting from supplmental revised or corrected assessments under Tennessee Code annotated Section 67-5-603 et seq.

Rehabilitation Loan of record in Book 7209, Page 923, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SOLD "AS IS"

This is improved (X) property, known as 1524 and 1528 1526/12th Avenue North, Nashville, TN 37201 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 20th day of September 19 96

Waynick Investments
By:

G.L. Waynick Mark Waynick

G.L. MARK

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David J. Waynick, G.L. Waynick and Mark Waynick with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the and G.L. Waynick respectively of the Waynick Investments the within named bargainor, and corporation, and that they such and G.L. Waynick being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David J. Waynick as such _____, and attesting the same by the said Mark Waynick as such G.L. Waynick.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of September 19 96.

My commission expires May 30, 1999

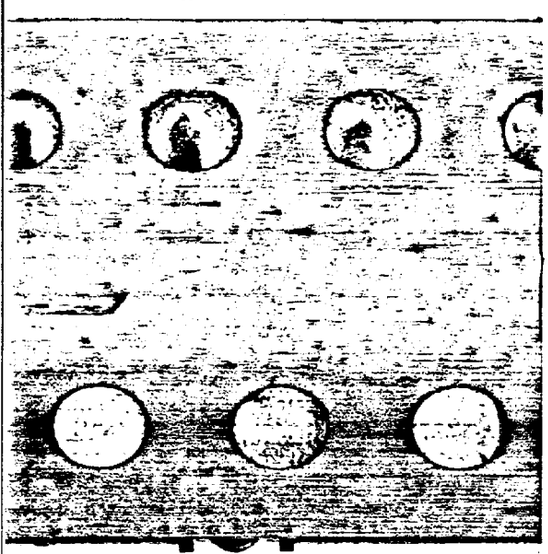
Sheryl B. Ellerbe
Notary Public

0233335
IDENTIF. & REFERENCE

96 OCT -7 AM 8:44
FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TN.

7056 10/07 0101 03CHECK 504.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	134000.00
CON TX	495.80
PRFEE	1.00
WDEED	8.00
TOTAL	504.80
CHECK	504.80

10/07/96 01 08:48 3001 7056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233335
IDENTIF. & REFERENCE

96 OCT -7 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1074124

No. [redacted]