0251271

IDENTIF. ↑ REFERENCE

BOOK 10275 PG 647

96 DEC -2 PM 12:38

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Richard H. Washington 511 Geneva Drive Goodlettsville, Tennessee 37072	SAME	50-3-4

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Sworn to and subscribed before me
this 27th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 4-1-97

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, JAMES S. SWEENEY, SR. hereinafter called the "GRANTOR", have bargained and sold and by these presents do transfer and convey unto RICHARD H. WASHINGTON, unmarried, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 71 on the Plan of Willow Creek Subdivision, Section III, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James S. Sweeney, Sr. by deed from Bernard S. Harrison, unmarried, of record in Book 9913, page 629, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. All matters appearing on the Plan of Section III, Willow Creek, of record in Book 5200, page 631, Register's Office for Davidson County, Tennessee.

2. Covenants and Restrictions for Willow Creek Subdivision, Section 3, of record in Book 6620, page 858, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 3404 and 3406, Meadow Court, Nashville, Tennessee 37207.

The property herein conveyed is not the principal place of residence of Grantor.

WITNESS our hands this 27th day of November, 1996, in Franklin, Tennessee.

James S. Sweeney, Sr.
JAMES S. SWEENEY, SR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

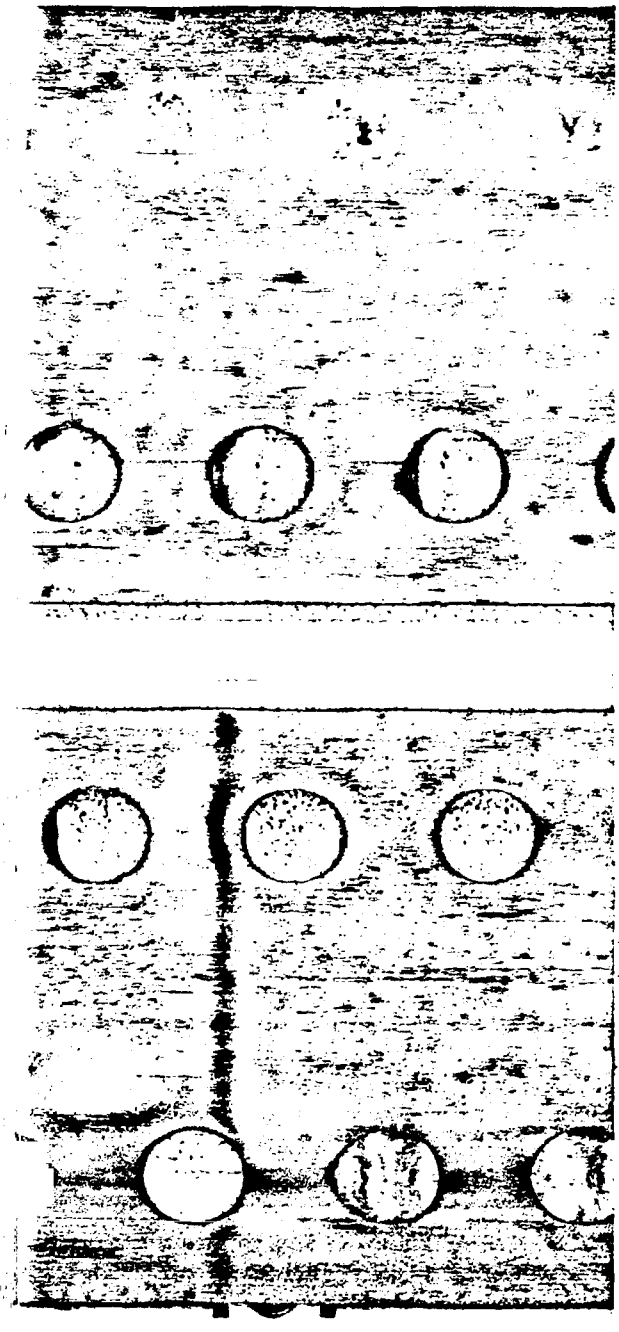
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Sweeney, Sr., the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of November, 1996.

Notary Public

My commission expires: 4-1-97

0503 12/02 0101 03CHECK 212.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 649

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 55000.00	
			CON TX 203.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 212.50	
			CHECK 212.50	
12/02/96	01	12:40	0001 0503	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025127.1
IDENTIF. ✦ REFERENCE

96 DEC -2 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093178