Box 61

INSTRUMENT PREPARED BY:

FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

FILE #: T-4011-SWEATT

BOOK 10302 PG 144

WARRANTY DEED

NEW OWNER NAME: Dennis R. Sweatt, Sr. and Dennis R. Sweatt, Jr.	SEND TAX BILL TO: Same	MAP PARCEL NUMBER: 081-07-0/099.00
STREET ADDRESS: 2011 A & B 12th Avenue N	STREET ADDRESS:	
CITY STATE ZIP Nashville, TN	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 23rd day of December, 1996, by and between Adm Est.of William Stuart, Nick Stuart,Jr., party of the first part, and Dennis R. Sweatt, Sr. and Dennis R. Sweatt, Jr. as tenants in common parties of the second part,

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, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot B on the Resubdivision of Lots 5 and 6, Ira Crandall's Subdivision of Lots 4 and 15 in Owen's Buena Vista Plan, as of record in Book 4460, Page 102, of the Register's Office for Davidson County, Tennessee.
Being of portion of the property conveyed unto William A. Stuart and wife, Willie Mae Stuart, by Deed recorded July 11, 1967, in Book 4151, Page 219, of the Register's Office for Davidson County, Tennessee. The said William A. Stuart and wife, Willia Mae Stuart are now deceased; also see Order to Sell Real Estate, Case #93P-1184, of the Probate Court of 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 parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Nick Stuart Jr.

Adm Est.of William Stuart, Nick Stuart,Jr.

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Adm Est.of William Stuart, Nick Stuart,Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 1996.

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
05/30/99

Patricia Kay Neal
Notary Public Patricia Kay Neal

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 $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of December, 1996.

Patricia Kay Neal
Notary Public Patricia Kay Neal

My Commission Expires:
05/30/99

PROPERTY ADDRESS:
2011 A & B 12th Avenue N
Nashville, TN

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

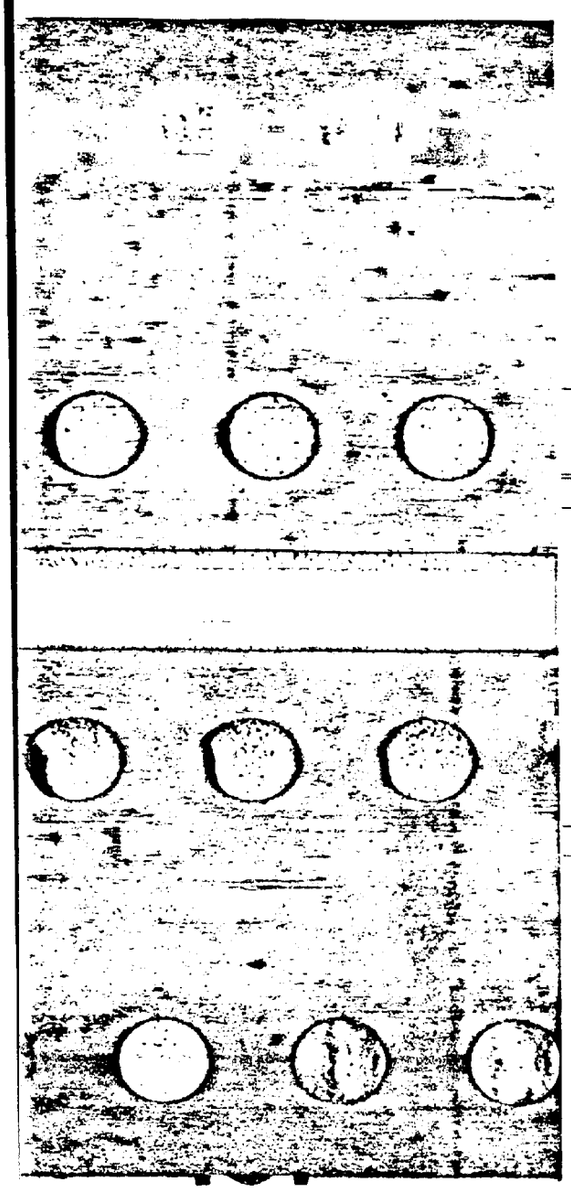
9577 12/27 0101 03CHECK 194

96 DEC 27 AM 11:08

DAVIDSON COUNTY, TN.

02592 93

IDENTIF. # REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 146

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			12/27/96 01	11:08 0001 9577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259293
IDENTIF. # REFERENCE

96 DEC 27 AM 11:08
REGISTER
DAVIDSON COUNTY, TN.

No. 1102139