WARRANTY DEED

BOOK 10327 PG 674

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,900.00

Affiant John R Eldridge

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: ~~January 13 1998~~ 11/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN R. ELDRIDGE (NAME)	JOHN R. ELDRIDGE (NAME)	MAP 161-6
622 WOODETT DRIVE (ADDRESS)	622 WOODETT DRIVE (ADDRESS)	PARCEL 14
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37211 (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, BRIAN K. SWEENEY AND WIFE, HELEN B. SWEENEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. ELDRIDGE AND WIFE, LENA D. ELDRIDGE

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 Lot No. 81 on the Plan of McMurray Woods, Section 3 of record in Plat Book 3300, page 83, Register's Office for said County.

Beginning on the northerly margin of Woodett Road, at the corner of Lots Nos. 80 and 81; thence with the line between said two lots, northerly 131.2 feet to the corner of Lots Nos. 79, 80 and 81, thence with the line between Lots 79 and 81, westerly 155 feet to the easterly margin of Rhett Drive; thence with the same, southerly 115.61 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 39.71 feet to the northerly margin of Woodett Road; thence with the same, easterly 133.72 feet to the beginning.

Being the same property conveyed to Brian K. Sweeney by deed from Scott C. Sweeney of record in Book 9632, page 425, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Brian K. Sweeney, an unmarried person and Scott C. Sweeney, an unmarried person by Deed from James Robert Sweeney, Jr., Beneficiary under the Last Will and Testament of James Robert Sweeney, Sr., and wife, Doris C. Sweeney of record in Book 9409,

CONTINUED

unimproved ( )
This is improved (X) property, known as 622 WOODETT DRIVE, NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 23rd day of January, 19 97

Brian K Sweeney
BRIAN K. SWEENEY

Helen B. Sweeney
HELEN B. SWEENEY

BOOK 10327 PG 675

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 BRIAN K. SWEENEY AND WIFE, HELEN B. SWEENEY

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 23rd day of January, 19 97.

Commission expires January 17, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

page 584, Register's Office for Davidson County, Tennessee.

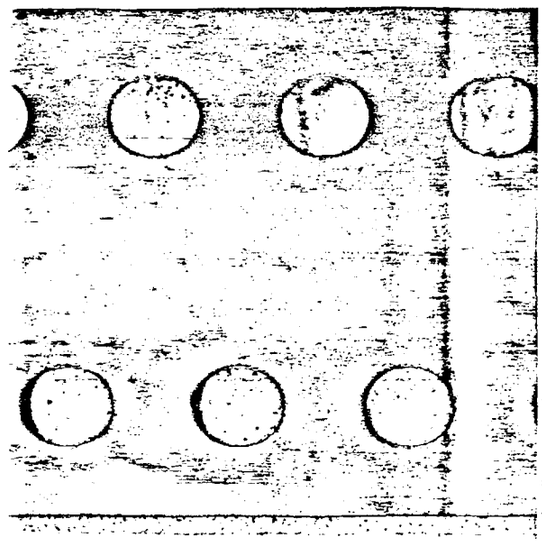
This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

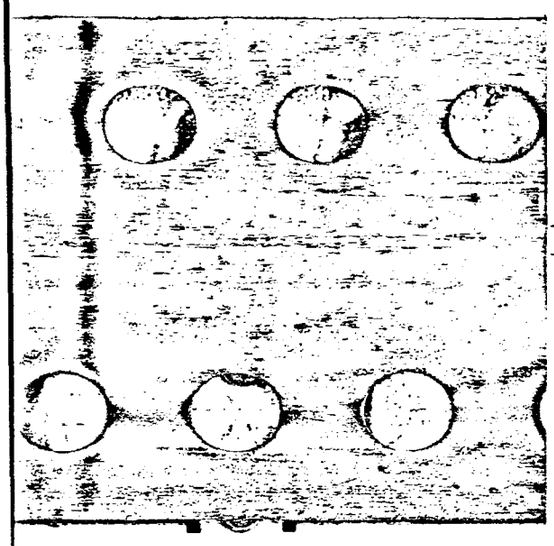
HELEN B. SWEENEY wife, of the above named BRIAN K. SWEENEY, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

7300 01/23 0101 03CHECK 482.23

026472
IDENTIF. & REFERENCE

97 JAN 23 PM 2:45
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10327 PG 676

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	
				127900.00
			CON TX	473.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	482.23
			CHECK	482.23
01/23/97	01		14:49 0001	7300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266472
IDENTIF. & REFERENCE

97 JAN 23 PM 2:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1109780