WARRANTY DEED

MARY P. WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10441 PG 675
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 97

Mary P. Whitworth
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Doughty (NAME)	First Republic Mortgage (NAME)	MAP 94-2
1816 Eastside Avenue (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 120
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Raymond Lynn Sweeney and wife, Betty Sweeney and Phillip Harold Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Doughty and Laura S. Stewart, both unmarried, as joint tenants with right of survivorship

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. 142 on the Plan of the United Electric Railway's Addition to East Nashville, as of record in Book 1661, page 8, Register's Office for said County. Said Lot No. 142 fronts 50 feet on the southerly side of East Side Avenue, formerly Ashworth Avenue and runs back between parallel lines, with the westerly margin of 19th Street, 150 feet to an alley.

Being the same property conveyed to Harris C. Sweeney and wife, Mildred Palmore Sweeney by deed from Bryan Jones and wife, Margaret Mildred Jones of record in Deed Book 2491, page 521, Register's Office, Davidson County, Tennessee. The said Harris C. Sweeney having predeceased Mildred Palmore Sweeney who died testate on October 11, 1993 devising her property to Raymond Lynn Sweeney and Phillip Harold Sweeney by Will of record in Will Book 181, page 580, in the Probate Court for Davidson County, Tennessee.

Betty Sweeney herein joins to convey any and all right and interest she may have; especially her marital rights.

0301251

IDENTIFICATION REFERENCE

97 MAY -5 AM 11:07

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

7000 05/05 0101 03CHECK 277.25

This is improved (X) property, known as 1816 Eastside Avenue, Nashville, TN 37206
(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 our hand s this 30th day of April 19 97

Raymond Lynn Sweeney

Phillip Harold Sweeney

Betty Sweeney

STATE OF TENNESSEE

BOOK 10441 PG 676

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Lynn Sweeney and wife, Betty Sweeney and Phillip Harold 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 Goodlettsville, Tennessee, this 30th day of April 19 97

Commission expires

Mary P. Whitworth
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE

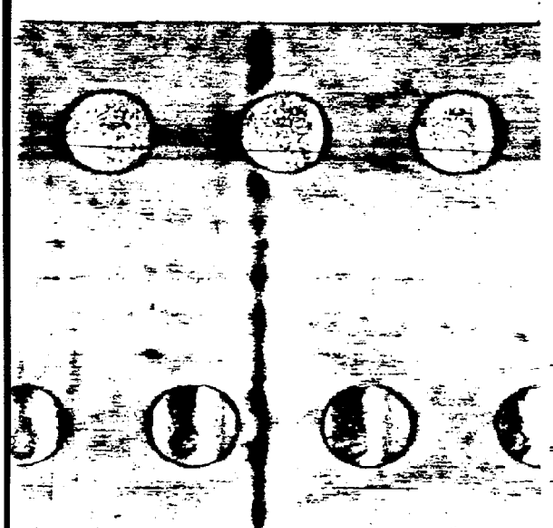
COUNTY OF

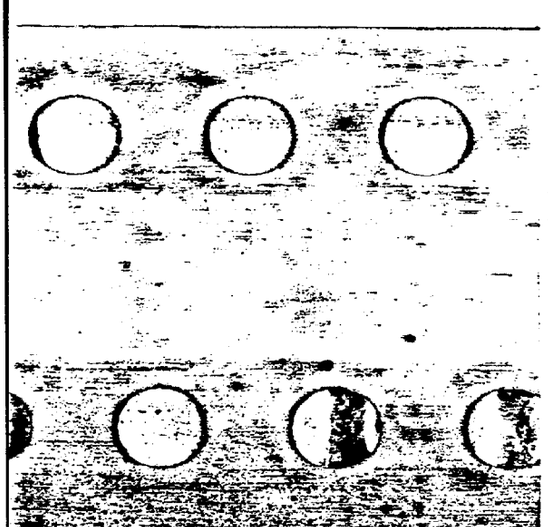
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10411 PG 077

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 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 8.00
TOTAL 277.25
CHECK 277.25

05/05/97 01 11:09 0001 7000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03012511
IDENTIFICATION REFERENCE

97 MAY -5 AM 11:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1147071