WARRANTY DEED

STATE OF TENNESSEE ROW 10639 PG 537
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,500.00

Ethel M. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: February 28, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethel M. Sweeney (NAME)	Guaranty Trust Company (NAME)	MAP 73-01
2732 Bobby Avenue (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	PARCEL 113.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37129 (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, Deborah C. Yeater, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ethel M. Sweeney, unmarried

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 the 11th Civil District, Davidson County, Tennesse, being Lot No. 49 on the Plan of Happy Valley Subdivision by Z.J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING at a point on the southerly margin of Bobby Avenue at the common corner of Lots 48 and 49, thence with the line between said lots, southeastwardly 140 feet to a point; thence, northeasterwardly 75 feet to the common corner of Lots 49 and 50; thence, with the line between said lots, northwestwardly 140 feet to the southerly margin of Bobby Avenue; thence, with the margin of said Avenue, southwestwardly 75 feet to the point of beginning.

For source of title reference is made to Book 8721, Page 693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 2732 Bobby Avenue, Nashville, Tennessee 37216
(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 my hand this 26th day of September, 19 97

Deborah C. Yeater

Deborah C. Yeater

BOOK 10639 PG 538

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 Deborah C. Yeater, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 19 97.

Commission expires February 27, 2001

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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

0357027
IDENTIF. & REFERENCE

97 OCT -8 AM 10:39

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7730 10/08 0101 03CHECK 269.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10639 PG 539

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 70500.00
CON TX 260.85
PRFEE 1.00
WDEED 8.00
TOTAL 269.85
CHECK 269.85

10/08/97 01 10:40 0001 7720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357027
IDENTIF. ↑ REFERENCE

97 OCT -8 AM 10:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1207064