BOOK 10748 PG 552

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY
SUITE 1100, NATIONSBANK PLAZA
414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: MATTHEW J. SWEENEY, III

GRANTEE: JUDITH H. SWEENEY

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
Judith H. Sweeney 619 Vosswood Dr. Nashville, TN 37205	First Union Mortgage Corporation 1525 West W.T. Harris Blvd. CIC (NC 0890) Charlotte, NC 28296-0001	115-120 013 00

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FOR LOVE AND AFFECTION AND FOR NO MONETARY CONSIDERATION, and for the purpose of conveying to a spouse an interest heretofore held as a tenant by the entireties pursuant to T.C.A. 66-1-110, **MATTHEW J. SWEENEY, III**, hereinafter called the **GRANTOR**, does hereby bargain, convey, sell and convey to **JUDITH H. SWEENEY**, hereinafter called the **GRANTEE**, her heirs, successors and assigns. all of Grantor's interest and estate in certain real property more fully described as:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of West Meade Farms, Inc., as of record in Plat Book 2133, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew J. Sweeney, III and wife, Judith H. Sweeney by deed from James S. Gulmi and wife, Susan Cole Gulmi of record in Book 6661, page 643, Register's Office for Davidson County, Tennessee, and using the same description contained therein, there being no new survey.

STATE OF TENNESSEE
COUNTY OF Davidson

This conveyance is exempt from taxation pursuant to T.C.A. 67-4-409 (a)3(A) and is made for no consideration.

Affiant: Matthew J. Sweeney

Sworn to and subscribed before me, this 24th day of December, 1997.

Notary Public

My Commission Expires: 9/23/98

KATHLEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION

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6.00

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The Property is improved property known as 619 Vosswood Drive, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters of record as of the date hereof.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his/her/its heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters of record on the date hereof to which this conveyance is expressly made subject.

Except as to those matters to which this conveyance is subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of December, 1997.

MATTHEW J. SWEENEY, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Matthew J. Sweeney, a Notary Public of said County and State, MATTHEW J. SWEENEY, III, 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 24th day of December, 1997.

Notary Public

My Commission Expires: 4/23/00

NOTARY PUBLIC AT LARGE

98 JAN -6 PM 3:49

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PICK-UP

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