BOOK 10917 PG 675

box# 28-B

file#

This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

WARRANTY DEED

676

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO: 3rd	MAP / PARCEL NO.
Howard W. Sweeney and wife, Melba Sweeney 8449 Biggs Road Nashville, TN. 37209	United Companies Lending 4041 Essen Lane Baton Rouge, LA 70809	Map 66 / part of pcl 45

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Melba Sweeney, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Donald L. McClendon, unmarried and Alice McClendon, unmarried, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto HOWARD W. SWEENEY and wife, MELBA SWEENEY, the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron rod situated in the Easterly margin of Biggs Road, said point being the Southwest corner of the Michael and Allison Biggs property of record in Book 10086, page 345, Register's Office for Davidson County Tennessee.

Thence, leaving said Road, S 47 deg. 08 min. 17 seconds E, a distance of 90.49 feet to an iron rod.
Thence, S 51 deg. 33 min. 41 sec. E, a distance of 120.00 feet to an iron rod;
Thence, S 01 deg. 08 min. 01 sec. E, a distance of 238.00 feet to an iron rod.
Thence, S 09 deg. 47 min. 07 sec. E, a distance of 217.74 feet to an iron rod.
Thence, S 09 deg. 13 min. 01 sec. E, a distance of 127.35 feet to an iron rod;
Thence, S 18 deg. 09 min. 55 sec. E, a distance of 307.81 feet to an iron rod;
Thence, S 64 deg. 44 min. 56 sec. W, a distance of 42.93 feet to a metal fence post;
Thence, S 39 deg. 52 min. 38 sec. W, a distance of 128.08 feet to a metal fence post;
Thence, S 44 deg. 22 min. 07 sec. W, a distance of 90.57 feet to a metal fence post;
Thence, S 48 deg. 39 min. 05 sec. W, a distance of 47.02 feet to an iron rod;
Thence, N 36 deg. 42 min. 43 sec. W, a distance of 935.80 feet to an iron rod situated in the easterly margin of Biggs Road;
Thence, along said road, along a curve to the right, having a central angle of 02 deg. 48 min. 43 sec., a radius of 2256.21 feet, a tangent of 55.37 feet, a length of 110.73 feet and having a chord which bears N 48 deg. 05 min. 33 sec. E, a distance of 110.72 feet to an iron rod;
Thence, along said road, N 49 deg. 30 min. 02 sec. E, a distance of 219.22 feet to an iron rod;
Thence along said road, along a curve to the left, having a central angle of 25 deg. 36 min. 21 sec., a radius of 233.41 feet, a tangent of 53.04 feet, a length of 104.31 feet, and having a chord which bears N 36 deg. 41 min. 50 sec. E, a distance of 103.45 feet to an iron rod.
Thence, along said road, along a curve to the right, having a central angle of 19 deg. 54 min. 28 sec., a radius of 159.13 feet, a tangent of 27.93 feet, a length of 55.29 feet, and having a chord which bears N 33 deg. 50 min. 53 sec. E, a distance of 55.01 feet to an iron rod;
Thence, along said road, N 43 deg. 48 min. 09 sec. E, a distance of 171.98 feet to the point of beginning and containing 10.894 acres of land more or less, according to a survey of Dale and Associates, Nashville, job #98003, performed by Allen R. Trumbo, registered land surveyor #1127.

Being a portion of the same property conveyed to Alice McClendon for life, remainder to Donald L. McClendon of record in Book 7664, Page 438 in the Register's Office for Davidson County, Tennessee.

The said Alice McClendon waives any and all right to a life estate in the subject property by her joining in the conveyance of subject property.

Subsequently, this being the property identified as lot 1 of the property inadvertently conveyed to Paul E. Biggs, Sr. and Wife Emma L. Biggs by deed of record in Book

9803-31

10846, page 460 Register's Office for said County, and being Quitclaimed to Donald L. McClendon and Alice McClendon, from Paul E. Biggs and wife, Emma L. Biggs by instrument being recorded simultaneously herewith.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 34,410.00.

Howard Sweeney
Affiant

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 28 day of April, 1998.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: May 28, 2000

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1998 Property taxes are to be prorated and assumed by the GRANTEE.

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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as: 8449 Biggs Road, Nashville, TN 37209.

Witness our hands this 28 day of April, 1998.

Donald L. McClendon
Donald L. McClendon

Alice L. McClendon
Alice McClendon

STATE OF TENNESSEE }
COUNTY OF Davidson }

3192 05/05 0101 03CHECK 137.43

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Donald L. McClendon and Alice McClendon the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of April, 1998.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: May 28, 2000

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0434088
IDENTIF. & REFERENCE

WARRANTY DEED
98 MAY -5 PM 4:20
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

From: Donald L. McClendon
and,
Alice McClendon

To: Howard W. Sweeney
and wife,
Melba Sweeney

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10917 PG 677

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 34710.00
				CON TX 128.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 137.43
				CHECK 137.43
			05/05/98 01	16:23 0001 3192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434088
IDENTIF. # REFERENCE
98 MAY -5 PM 4:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1289253