WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
LINCOLN and CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $33,000.00.

Joe C Claybon
Affiant

Sworn to and subscribed before me on this the 28 day of July, 1998.

Sue Allison
NOTARY PUBLIC
My Commission Expires: 7-23-2000

MORTGAGEE:

Mr./Ms. Joe Claybon

Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Rita E. Sweeney	Same	71-2-182
102 Lands End		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JOSEPH CLAYBON and wife, BARBARA C. CLAYBON**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **RITA E. SWEENEY, a married person**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 40-A, Zone Lot Division of Lot 40 of the Resubdivision of Lot 40 of John J. Rucker Subdivision, recorded in Book 6250, Page 651, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JOSEPH CLAYBON and wife, BARBARA C. CLAYBON by instruments of record in Book 9678, Page 553 and Book 10767, Page 593, Register's Office for Davidson County, TN.

This is (improved/unimproved) property known as 459 Roger Williams, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the _____ day of July, 1998, the corporate party, if any, having caused its name to be signed

hereto by its duly authorized officers on said day and date.

JOSEPH CLAYBON

BARBARA C. CLAYBON

STATE OF TENNESSEE

COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOSEPH CLAYBON and wife, BARBARA C. CLAYBON, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 28 day of July, 1998.

NOTARY PUBLIC

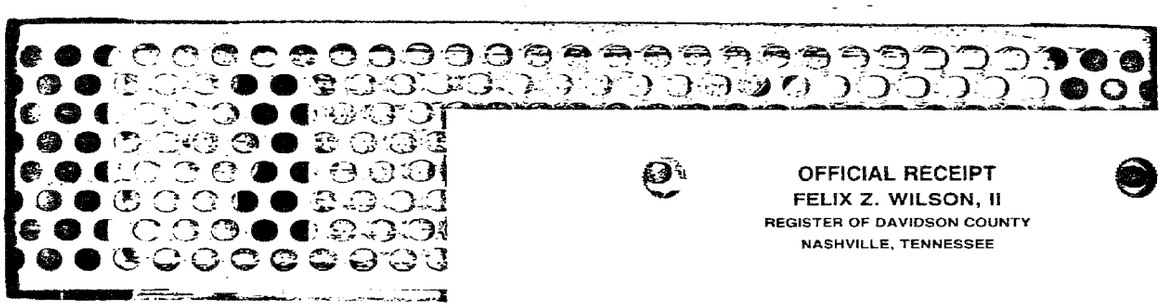
My Commission Expires: 7-23-2000

MAIL ENV.

98 JUL 29 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0468006
IDENTIF. # REFERENCE

9506 07/29 0101 03CHECK 133.10



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

RECEIVED OF _____

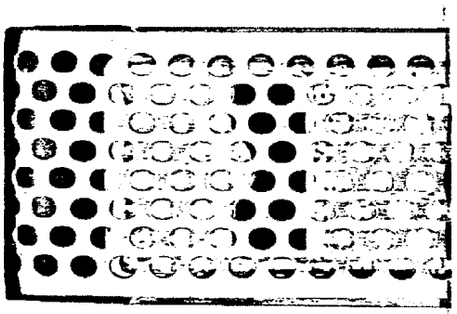
FOR _____

BOOK 11039 PAGE 646

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	33000.00
			CON TX	122.10
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	133.10
			CHECK	133.10
07/29/98	01		10:53 0001	9506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0468006
IDENTIF. ↑ REFERENCE

98 JUL 29 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325133