THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 11372 PG. 431

OUR FILE NUMBER: 7801

MAP/GROUP/PARCEL
059-12-0/031.00

NEW OWNER'S NAME AND ADDRESS:
Tamia Tolliver
2520 Highland Trace Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, James S. Sweeney, Sr., and wife, Rita E. Sweeney, hereinafter called Grantors, do hereby transfer and convey unto Tamia Tolliver, a single person, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 58 on the Plan of Highland Trace Subdivision, Section Two, as of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The subject property is improved property commonly known as 2520 Highland Trace Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8835, Page 778, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James S. Sweeney, Sr.

Rita E. Sweeney

4910 03/05 0101 03CHECK 210-80

99 MAR -5 PM 6:03
BILL GAYDEN REGISTER
DAVIDSON COUNTY, TN.

055761
IDENTIF. & REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEI

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James S. Sweeney, Sr., and wife, Rita E. Sweeney, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 25th day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $54,000.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of February, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11372 PG. 433

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

055761 I.I.
IDENTIF. ↑ REFERENCE

99 MAR -5 PM 6:04
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 210.80
CHECK 210.80

03/05/99 01 18:03 0001 4910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434076