WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36717)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Ann D. Browder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 7/28/2002
(AFFIX SEAL)

ALAN D. SATURN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires July 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann D. Browder	Citibank, F.S.B.	131-1-D-123
(NAME)	(NAME)	
5025 Hillsboro Road, 15 S &	V 12855 North Outer Forty Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	St. Louis, MO 63141	
(CITY) (STATE) (ZIP)	(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, Shari Sweet and Haley Sweet, Heirs of Ruth K. Sweet

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann D. Browder

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:

Being Unit No. 123 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .555% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 15S.

BEING the same property conveyed to Ruth K. Sweet by deed from Alfred H. Knight of record in Book 7894, Page 189; and by deed from Georgetown of Nashville Limited Partnership of record in Book 5274, Page 995, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

The said Ruth K. Sweet has since died. Will probated in Case No. 98P-1717 provides that Haley Sweet has right to occupy property as long as she desires, she has to approve sale, and she and sister Shari Sweert divide proceeds. Executor is named but is not given authority to sell.

unimproved ( )
This is improved (X) property, known as: 5025 Hillsboro Road, 15 S & V, Nashville, TN 37215
(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 our hand S this 29th day of March, 19 99

Shari Sweet

Haley Sweet by Shari Sweet attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Shari Sweet ~~and Haley Sweet~~; Heirs of Ruth K. Sweet ~~BEEF~~ JOINT

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March

Commission expires 9/28/2002

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ oaths 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

State of Tennessee
County of DAVIDSON

On this the 29TH day of MARCH, 1999, before me personally appeared GREGORY D. SMITH to me known to be the person who executed the foregoing instrument in behalf of HALEY SWEET, ~~SINGLE~~ as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said HALEY SWEET.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 29TH day of MARCH, 1999.

My Commission Expires:
9/28/2002

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002
28, 2002

0570018

IDENTIF. & REFERENCE

99 APR -6 PM 2:06

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

757% 04/06 0101 03CHECK 482.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11417 PG. 744

057001 8

IDENTIF. & REFERENCE

99 APR -6 PM 2:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	127500.00
CON TX	471.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	482.75
CHECK	482.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY 04/06/99 01 BANK 0001 7974

No. 1446995