0575146

ID# REFERENCE

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

99 APR 16 PM 1:31

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED BOOK 11435 PG. 39

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, PATRICIA ANN SWEENEY, unmarried, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto ST. MARTIN PROPERTIES ONE, LLC, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A CERTAIN BUILDING SITE OR LOT, DESIGNATED AS NO. 5-D, AND FURTHER IDENTIFIED AS PARCEL NO. 17 ON PROPERTY MAP NO. 118-5-A, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, AS OF RECORD IN BOOK 4460, PAGE 186, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES S. SWEENEY, JR., BY SUBSTITUTE TRUSTEE'S DEED OF D. W. MCMACKIN, SUBSTITUTE TRUSTEE, OF RECORD IN BOOK 7782, PAGE 667, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BY FINAL DECREE OF DIVORCE ENTERED IN THE CAUSE OF PATRICIA ANN SWEENEY V. JAMES SWANSON SWEENEY, JR., NUMBER 2007G IN THE GENERAL SESSIONS COURT FOR SUMNER COUNTY, TENNESSEE, DIVISION II, AT GALLATIN, THE HEREIN DESCRIBED REAL PROPERTY WAS DIVESTED FROM JAMES SWANSON SWEENEY, JR., AND VESTED IN PATRICIA ANN SWEENEY, SAID DECREE BEING OF RECORD IN BOOK 8355, PAGE 283, REGISTER'S OFFICE OF DAVISON COUNTY, TENNESSEE.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 123 St. Martin Square, Nashville, TN 37204

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 13th day of April, 1999.

Patricia Ann Sweeney
PATRICIA ANN SWEENEY

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $31,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of April, 1999.

Notary Public

Commission Expiration:_____

SHANNON C. REED
NOTARY PUBLIC
AT
LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT 1, 2002

RETURN TO:
W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner
910 8th Avenue, South
Nashville, TN 37203

PROPERTY ADDRESS:
123 St. Martin Square
Nashville, TN 37204

MAP PARCEL NUMBER
118-5-A-CO

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that PATRICIA ANN SWEENEY, personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be their her free and voluntary act and deed and that she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 13th day of April, 1999.

Notary Public

My Commission Expires:_____

SHANNON C. REED NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

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129-70 OSCHECK TOTO 04/19/99 09:55:

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 11435 PG. 42

05751146

IDENTIFICATION REFERENCE

99 APR 16 PM 1:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	31000.00
CON TX	114.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	129.70
CHECK	129.70

04/16/99 01 13:33 0001 3506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452468