FILE NO. 37842
FILE BOX "7"

BOOK 11480 PG. 649

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

X Kara Lea Sweeting
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
(AFFIX SEAL)
My Commission Expires SEPT 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
KaraLea Sweeting	SAME	131-9-30
(NAME)	(NAME)	
4609 Twinmont Court		FH-9880
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Julie G. Boehm

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KARA Lea Sweeting and husband, ~~David~~ DANIEL T. Sweeting

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 Lot No. 8 on the Plan of Seven Hills, Section III, as of record in Book 2663, Page 89, Register's Office for Davidson County, Tennessee.

BEGINNING at the southwest Terminus of Twinmont Court at the corner of Lots 7 and 8, thence with the line between said lots southwesterly 464.1 feet to a point; thence S 83 deg. 06 min. East 760.1 feet to a corner of Lot 9, thence with the line between Lots 8 and 9, northwesterly 406.5 feet to the southeast terminus of Twinmont Court; thence with the south terminus of the same westerly 40 feet to the point of beginning.

BEING the same property conveyed to Julie G. Boehm by deed from Bailey Homes, Inc. of record in Book 10681, Page 561, Register's Office for Davidson County, TN.

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

This is investment property and has never been the residence of Grantor nor Grantor's spouse.

unimproved ( )
This is improved (X) property known as 4609 Twinmont Court, 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 My hand this 7th day of May, 19 99

Julie G. Boehm

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 Julie G. Boehm

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of May 19 99.

Commission expires 9/28/2002

Notary Public

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 _____ oath(s) 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

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 28, 2002

0587547

RECEIVED FOR REFERENCE

99 MAY 17 AM 10:38

METROPOLITAN TRUSTEE
DAVIDSON COUNTY, TN.

MD 1HD269 0010 27450 6999

00*660 099.00

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 11480 PG. 651

0587547

REGISTER'S REFERENCE

99 MAY 17 AM 10:38

REGISTER'S OFFICE
DAVIDSON CO., TN.

CAMT	
	140000.00
CON TX	588.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	899.00
CHECK	599.00

05/17/99 01 10:41 0001 6649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461277