THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9058C

BOOK 11734 PAGE 531

MAP/GROUP/PARCEL: 049-15-0/131.00

NEW OWNER'S NAME AND ADDRESS:
DENNIS N. JOHNSON and SANDRA JOHNSON, husband and wife
102 Tyne Bay Ct.
Hendersonville, Tn
37075

SENT TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JAMES S. SWEENEY, SR. and RITA E. SWEENEY, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto DENNIS N. JOHNSON and SANDRA JOHNSON, husband and wife, their heirs and assigns, hereinafter called Grantees, property: described as follows

BEING Lot No. 58B zone lot division of Lots 55, 56, 57, and 58, Deer Meadows, Phase 2, as of record in Book 6250, page 703, Register's Office of Davidson County, and to which reference is hereby made for further description of said property.

The subject property is improved property commonly known as 728 Flint Ridge, Nashville, Tennessee.

BEING part of the same property conveyed to grantors herein by deed of record in Book 8957, Page 116, 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 grantees. Grantors covenant with grantees 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 or record.

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

JAMES S. SWEENEY, SR.

RITA E. SWEENEY

8672 11/08 0101 03CHECK 188.60

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06549935

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR. and RITA E. SWEENEY, husband and wife, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their fee act and deed and for the proposes therein contained.

DONE at offices in Hendersonville, TN, on this the 3rd day of November, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER.

The actual consideration or value whichever is greater of this transfer is $48,000.00.

AFFIANT

Sworn to and subscribed before me, this 3rd day of November, 1999.

NOTARY PUBLIC

My Commission Expires:

2/3/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11734 PAGE 533

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

CAMT	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	188.60
CHECK	188.60

11/08/99 01 08:45 0001 8672

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REFERENCE

0654935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536399