20-1-08

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Instr:200002140014985 Page: 1 OF 2
REC'D FOR REC 02/14/2000 3:42:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.43

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2000** by and between **American Consulting Corp.** , herein after referred to as GRANTOR, and **Joseph R. Sweeney, a single man** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Townhouse No. 11, Building No. 19 in a Horizontal Property Regime Located on the plat of Priest Lake Park Condominium Townhousees, Phase I, of record in Plat Book 4460, page 79, and revised in Plat Book 4460, page 88, Register's Office for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED to American Consulting Corp. by Quitclaim Deed from Dale Hire, and recorded in Book 11609, page 494, Register's Office for Davidson County, Tennessee.
This is improved/unimproved property known as: 3880 Priest Lake Drive #11, Nashville, Tennessee 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Dale Hire, Pres.
Dale Hire, Pres.
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Susan Mattock, a Notary Public of said State and County aforesaid, personally appeared Dale Hire with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of American Consulting Corp., the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Franklin, this the **31st** day of **January, 2000.**

Susan Mattock
Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

Name and Address of Property Owner:
Joseph R. Sweeney
3880 Priest Lake Drive #11, Nashville, Tennessee 37217

Send Tax Statements to:
Chase Manhattan Mortgage
200 Old Wilson Bridge Road, Franklin

Map & Parcel 136-03-0-A 095.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$63,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2000.**

Susan Mattock
Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-08