Instr:200008040077795 Page: 1 OF 2
REC'D FOR REC 08/04/2000 2:59:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $466.20

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert W. Sweatt	Tucker Federal Bank	26B
1027 McClurkan Avenue	P.O. Box 211788	MAP:072-13-0
Nashville, Tennessee 37206	Augusta, GA 30917-1788	
		PARCEL 069.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-06-10183]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Arlin L. McRae,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Robert W. Sweatt, unmarried**, (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Being the easterly 50 feet of Lot No. 96 on the plat of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 & 73, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 96 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines with the easterly margin of Trevecca Avenue, 155 feet to an alley.

Being the same property conveyed to Arlin L. McRae by Warranty Deed from ICUS, Inc., a Tennessee Corporation, of record in Instrument No. 20000801007595 5 **, Register's Office for Davidson County, Tennessee.**

This description is the same as was used in the last deed of record

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.**

This is improved property known as 1027McClurkan Avenue, Nashville Tennessee 37206.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $126,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[20th day of July 2000.]
[ ]
[Notary Public]
[My Commission Expires: 1-25-2003]

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of July, 2000.

Arlin L McRae

Arlin L. McRae

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **20th** day of **July** , 2000 , before me personally appeared **Arlin L. McRae,** to me known to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2000.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.