RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39324** FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/00 09:19 2pgs
Fees:11.00 Taxes:392.20

20000926-0095113

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 106,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/26/02

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
PHYLLIS J. SWEAT	**S A M E**	**102-7-16**
6645 Cabot Drive		**8DZ 8623**
Nashville, Tennessee 37209		

FOR AND IN 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 **I, PEGGY H. HOWELL, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHYLLIS J. SWEAT, UNMARRIED**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

LAND in Davidson County, Tennessee, being Lot Number 126 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 126 fronts 75.83 feet on the southeasterly side of Cabot Drive and extends back between parallel lines 148.89 feet to a line in the rear on which it measures 75.83 feet.

BEING the same property conveyed to Peggy H. Howell by Quitclaim Deed from Larry L. Roberts, Trustee, of record in Book 7263, page 520, and being the same property conveyed to Jim Pedigo and wife, Peggy H. Pedigo, by deed from R. Price Nimmo, Trustee, as of record in Book 6790, Page 433, Register's Office for Davidson County, Tennessee, and by deed to Clinton T. Howell, Sr., and wife, Peggy H. Howell from Roy H. Ryan and wife, Doris F. Ryan of record in Book 5152, page 639, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **6645 Cabot Drive, Nashville, Tennessee 37209**
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.

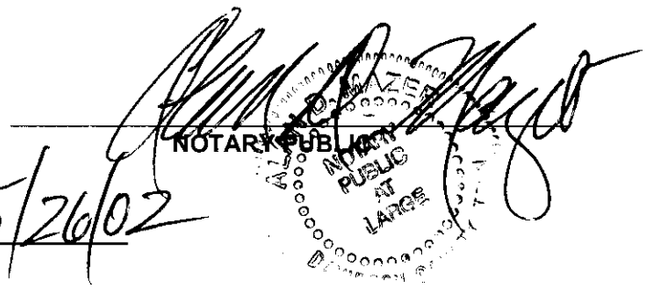
WITNESS MY HAND THIS 25TH DAY OF SEPTEMBER, 2000.

PEGGY H. HOWELL

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 **PEGGY H. HOWELL, UNMARRIED,,** 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 the 25th day of September, 2000.



My Commission Expires: 5/26/02