Bk 29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

11054

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,750.00

X Jerry D Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2001.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 1/25/2003

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Sweeney	Franklin American Mortgage Company	61-3-69
(NAME)	(NAME)	
4834 Lindell Street	501 Corporate Centre Drive, #400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Judith Elaine LaDeau and Linda Kay Rodgers, heirs-at-law of Mary Gertrude Jones HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Sweeney and wife, Patricia A. Sweeney, and Misty Moore 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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 06/27/01 14:17 3pgs
Fees:15.00 Taxes:354.28



20010627-0068186

This is improved property known as 4834 Lindell Street, Nashville, TN 37216

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 their hand s this 13th day of June, 2001.

Judith Elaine LaDeau
Judith Elaine LaDeau

Linda Kay Rodgers
Linda Kay Rodgers
by Judith Elaine LaDeau
Atty in Fact

File No.: 11054

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County, as follows:

Beginning at a point on the easterly margin of Grinstead Place, at the corner of Lots Nos. 9 and 10; thence with the line between said lots, easterly 120 feet to a corner of Lot No. 11; thence with the line between Lots 10 and 11, southerly 96.5 feet to the north margin of Lindell Street; thence with the margin of the same, westerly, passing a concrete monument at 25.5 feet, a total distance of 114.5 feet to the beginning of a curve; thence along said curve, northwesterly 39.3 feet to the easterly margin of Grinstead Place; thence with the margin of the same, northerly 84 feet to the beginning.

BEING the same property conveyed to Jesse Jones, Jr., and wife, Mary Gertrude Jones, by deed from A. J. Coleman and R. L. Coleman, filed of record in Book 3705, page 501, Register's Office for Davidson County, Tennessee; the said Jesse Jones, Jr., having predeceased Mary Gertrude Jones and the said Mary Gertrude Jones having since died intestate, the property vests in Judith Elaine LaDeau and Linda Kay Rodgers, the only heirs-at-law of Mary Gertrude Jones.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

11054

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Judith Elaine LaDeau and Linda Kay Rodgers, Power of Attorney

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2001

My commission expires 1/25/2003

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAIVDSON

On this 13th day of June, 2001, before me personally appeared Judith Elaine LaDeau, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda Kay Rodgers and acknowledged that she executed the same as the free act and deed of said Linda Kay Rodgers.

Witness my hand and official seal.

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003