501 Brick Church Ln

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 50
PARCEL: 005.00
GROUP:

Davidson County DEEDWARR
Recvd: 06/26/03 13:38 2pgs
Fees:13.00 Taxes:138.75

20030626-0088515

New Owners Address
Send Tax Bills to Same Address:
Joe L. Wall
2091 Katherine Drive
Goodlettsville, TN 37072

WARRANTY DEED

THIS INDENTURE, made this 23rd day of June, 2003 between

Ron E. Sweeney and Lori Sweeney

hereinafter referred to as **Grantor**, and

Joe L. Wall and Mike Suggs

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being described as follows: A tract of land in the Northerly margin of Brick Church Lane, and being part of the property described in Deed Book 7786, Page 447, Register's Office for said County, and further described according to survey by Campbell, McRae & Associates, 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License #1673, as follows:

Beginning at a point in the Northerly margin of Brick Church Lane, said point being North 83° 55' 55" West, 100 from the corner of the Ronald Brown Property; thence North 06° 09' 58" East, 248.48 feet to a point in the margin of Ron Sweeney of record in Book 7957, Page 928, said Register's Office; thence South 83° 11' 12" East, 68.82 feet to a point to a highway monument; thence South 04° 44' 03" West, 247.65 feet to a highway monument in the Northerly margin of Brick Church Lane, said point being the Southeast corner of herein described tract; thence along said Lane, North 83° 55' 55" West, 75.00 feet to the beginning.

Being the same property conveyed to Ron E. Sweeney and Lori Sweeney by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record in Book 10761, Page 426, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ron E. Sweeney **Lori Sweeney**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron E. Sweeney the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of June, 2003.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Sweeney the within named 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 office this 17th day of June, 2003.

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $37,500.00.

Affiant

Sworn to and subscribed before me, this 23rd day of June, 2003.

Notary Public

My Commission Expires: 12/31/2006