FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/04 14:36 2pgs
Fees:13.00 Taxes:111.00
20040309-0027095

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Donald E Sweeton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2004

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald E. Sweeton	Right Mortgage Company	Map 92
2910 Clare Ave.	106B West Hill Drive	Group 6
Nashville, TN 37209	Lebanon, TN 37087	Parcel 146

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 James Jackson, unmarried hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Donald E. Sweeton, unmarried 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:

SITUATE in Davidson County, Tennessee, and being more particularly described as follows:

Being the East 22-1/2 feet of Lot No. 3 and the West 13-3/4 feet of Lot No. 4 of Block 14 on the Map of Fisk University Place, as shown by map of record in Plat Book 421, at page 4-5 in the Davidson County, Tennessee, Register of Deeds Office.

Said parts of said lots adjoin and front together 36-1/4 feet on the north side of Clare Street and run between lines 120 feet, more or less, on the west line and 122 feet, more or less, on the east line to an alley on which they measure 36-1/4 feet.

Being the same property conveyed to James Jackson by Special Warranty Deed from Countrywide Home Loans, Inc. of record in Instrument 20030618-0084066, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2910 Clare Ave., Nashville, TN 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 5th day of March, 2004.

James Jackson

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 James Jackson, unmarried, 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 Nashville, Tennessee, this 5th day of March, 2004.

My Commission Expires: 1-27-07

NOTARY PUBLIC

