Book 44
Jr

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 09/28/04 11:50 2pgs
Fees:13.00 Taxes:1587.30
20040928-0116610

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Robert M. Sweeney and Kimberly M. Sweeney
1684 Stokley Lane
Old Hickory, TN 37138

Send Tax Bills To:
1st AmRETS
8435 North Stemmons Freeway
Dallas TX 75247

Map-Parcel Number:
064 -01-0 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. ALLEN BRYAN, III, d/b/a BRYAN HOMES**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT M. SWEENEY AND WIFE, KIMBERLY M. SWEENEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88, Phase Two, Cleveland Hall Subdivision, as shwon on the plat of record as Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Allen Bryan, III, d/b/a Bryan Homes, by deed from Cleveland Hall, LLC, a Tennessee limited liability company, of record as Instrument No. 20020402-0040034, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restriction for Cleveland Hall of record in Book 11725, page 76, Register's Office for Davidson County, Tennessee.

2. Deed of Highway Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 8068, page 524, said Register's Office.

3. Easement to Bellsouth Telecommunications, Inc. of record in Book 11720, page 325, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8006, page 677, said Register's Office.

5. Easement to Cumberland Utility District d/b/a The First Suburban Water Utility District of Davidson County, Tennessee of record in Book 7994, page 173, said Register's Office.

6. Easement contained in instrument of record in Book 7844, page 242, said Register's Office.

7. All matters as shown on the Plan of record as Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee.

This is improved property known as 1684 Stokley Lane, Old Hickory, TN 37138.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of September, 2004.

W. Allen Bryan, III, d/b/a Bryan Homes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. ALLEN BRYAN, III, d/b/a BRYAN HOMES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007