03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $18,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 11/16/04 14:00 2pgs
Fees:13.00 Taxes:66.60
20041116-0137593

03-0411-32336

Address of New Owner:	Send Tax Bills to:	Tax Information
Eldon R. Spraker 6600 Ellesmere Road Nashville, TN 37205	New Owner	91-14-0-047

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Howard Randall Sweeney, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eldon R. Spraker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being described as follows:

BEGINNING at a point in the northerly margin of O'Brien Avenue, formerly Martha Street, at the southwest corner of the property conveyed to John B. Sullivan by deed from George O'Brien, of record in Book 1349, Page 407, said Register's Office; thence with Sullivan's west line, northwardly 150 feet to the southerly margin of a 12 foot alley; thence with the southerly margin of said alley, westwardly 100 feet, thence southwardly 150 feet to the northerly margin of O'Brien Avenue, formerly Martha Street, easterly 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to the State of Tennessee, of record in Instrument No. 20010611-0060995, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Howard Randall Sweeney by deed from Mary Virginia Sweeney, reserving unto herself a life estate for so long a she may live, of record in Book 9181, Page 23, Register's Office for Davidson County, Tennessee. Mary Virginia Sweeney having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5622 O'Brien Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of November, 2004.

Howard Randall Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Howard Randall Sweeney, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of November, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05