Rerecord in Correct County

Pick Up

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Michael S. Sweeney
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

DONALD M. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael S. Sweeney and Linda H. Sweeney

480 Brentview Hills Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

160-04-0-087.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ernest Herrell and Joyce Herrell hereinafter referred to as Grantors, hereby transfers and conveys to Michael S. Sweeney and Linda H. Sweeney, husband and wife, hereinafter referred to as Grantees, their heirs 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 Lot No. 19 on the Plan of Brentview Hills Subdivision, as of record in Book 3300, Pages 43 and 44, Register's Office for said County.

Said Lot No. 19 fronts 93 feet on the north side of Brentview Hills Drive and extends back 167.8 feet on the easterly line and 200.3 feet on the westerly line, to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to Ernest Lee Herrell and wife, Joyce G. Herrell by Warranty Deed from N.C. Dunn, Jr. and wife, Ruth B. Dunn, of record in Book 3649, Page 255, Register's Office for Davidson County, Tennessee, dated November 27, 1963.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

251200358

Davidson County DEEDWARR
Recvd: 12/21/05 11:37 3 pgs
Fees:12.00 Taxes:0.00

20051221-0152871

Subject to all matters as set forth per Plat Book 330, Page 43 and 44, Register's Office of said County.

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.

County and/or City taxes for the year 2005 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 480 Brentview Hills Drive, Nashville, TN 37220.

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 do 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 I do further covenant and bind myself, my 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 16th day of December, 2005.

Ernest Lee Herrell by Linda H. Sweeney, Attorney in fact
Ernest Lee Herrell
By: Linda H. Sweeney, Attorney-in-Fact

Joyce G. Herrell
Joyce G. Herrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, ~~Ernest Lee Herrell, and Wife,~~ Joyce G. Herrell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/16/2005.

Witness my hand and official seal this 16th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda H. Sweeney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact** of Ernest Lee Herrell is authorized by Ernest Lee Herrell to execute this instrument as the free act and deed of Ernest Lee Herrell on this 12/16/2005.

My Commission Expires: 10/10/09

, Notary Public.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

251200358

BK/PG:3777/925-926

05060570

DEED	
12/19/2005	01:49 PM
BATCH	62086
MTG TAX	0.00
TRN TAX	814.00
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	827.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS