Davidson County DEEDWARR
Recvd: 02/16/07 08:02 2 pgs
Fees:13.00 Taxes:407.00
20070216-0019574

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26918R

MAP/GROUP/PARCEL: 026-09-0-061.00

NEW OWNER'S NAME AND ADDRESS:
PATRICIA CRESSEL
403 Moss Trail
Goodlettsville, TN 37072

mail to:

NETCO TITLE
500 WILSON PIKE CIRCLE
SUITE 219
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JAMES S. SWEENEY SR.**, hereinafter called Grantor, does hereby transfer and convey unto, **PATRICIA CRESSEL**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 64, on the Plan of Goodlettsville Heights Subdivision, Section Numbered Two, as shown on plat of record in Plat Book 1424, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James S. Sweeny, Sr. by Deed of record in Book 9021, Page 531, recorded 07/22/1993, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 403 MOSS TRAIL, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JAMES S. SWEENEY SR.**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee on this the 9th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $110,000.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY