WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/07 08:28 2 pgs
Fees:13.00 Taxes:367.01

20070914-0110140

STATE OF TENNESSEE
COUNTY OF TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,192.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ DAY OF SEPTEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 9/20/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERYL C. TERRELL	SAME	MAP 75-5 PAR 18
(NAME)	(NAME)	
322 BONNAHURST DRIVE		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **RACHEL C. SWEENEY A/K/A CLARICE B. SWEENEY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHERYL C. TERRELL**, HEREINAFTER CALLED THE GRANTEE, HER 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. 698 on the Plan of Hermitage Hills, Section 7, as of record in Book 3000, pages 62 and 63, Register's Office for Davidson County, Tennessee.
Beginning at a point in the southerly margin of Bonnavue Drive, the common front corners of Lots 698 and 699; thence with the line between said lots, southerly 115.6 feet to a point; the common rear corners of said lots; thence North 51 deg. 26 min. East 6.75 feet to a concrete monument; thence South 86 deg. 08 min. East 120 feet to a point in the westerly margin of Bonnafield Drive; thence with same margin of said Drive, northwardly 96.42 feet to a concrete monument at the beginning of a curve with a radius of 25.0 feet; thence around said curve, northwestwardly 41.98 feet to a concrete monument in the southerly margin of Bonnavue Drive; thence with said margin of said drive; westwardly 102.37 feet to the point of beginning.

Being the same property conveyed to Rachel C. Sweeney by deed of record in Book 10517, page 309, Register's Office for Davidson County, Tennessee, and originally being the same property conveyed to Claude G. Sweeney, Jr. and wife, Clarice B. Sweeney by deed of record in Book 8103, page 809, Register's Office for Davidson County, Tennessee; the said Claude G. Sweeney, Jr. having since died, the property vested in Clarice B. Sweeney as surviving tenant by the entirety.

Rachel C. Sweeney and Clarice B. Sweeney are one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 301 BONNAVUE DRIVE, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of September 2007.

Rachel C. Sweeney
RACHEL C. SWEENEY

STATE OF INDIANA

COUNTY OF

Before me, the undersigned, a Notary Public, in and for the said County and State, RACHEL C. SWEENEY the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of September, 2007.

Commission expires:

Irena Le Anne Frazier
Irena Le Anne Frazier Notary Public
Com: 7/23/09

