

STATE OF TENNESSEE
COUNTY OF SUMNER

09-4228

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2009.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/10

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 142 South Birchwood Drive, Hendersonville, TN 37075

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Tracy		72-2-163
(NAME)	(NAME) New Owner	
1108 Shelton Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, James S. Sweeney, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin Tracy, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

BILL GARRETT, Davidson County
Trans:T20090074880 DEEDWARR
Recvd: 11/03/09 12:00 3 pgs
Fees:18.00 Taxes:564.25

20091103-0101433

This is improved property known as 1108 Shelton Avenue, Nashville, TN 37216

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 his hand this 30th day of October, 2009.

James S. Sweeney, III

09-4228

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the James S. Sweeney, III the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 30th day of October, 2009

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named James S. Sweeney, III, unmarried the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of October, 2009

My commission expires 3/15/10

Janis L. Duree
Notary Public Janis L. Duree

JANIS L. DUREE NOTARY PUBLIC STATE OF TENNESSEE SUMNER

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

File No.: 09-4228

ATTACHMENT

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lots No. 48 & 49 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for said County, described as follows:

Beginning on the southerly margin of Shelton Avenue, 12 feet westerly from the northwest corner of Lot No. 49 and at the northeast corner of the Bessie L. Buckner Lot; thence with Buckner's east line, southerly 125 feet, more or less, to her southeast corner; thence with her southerly line westerly 29-1/2 feet to the line between Lots No. 47 & 49 on said Plan; thence with said line, southerly 70 feet, more or less, to the southwest corner of Lot No. 49; thence with the southerly line of said Lot No. 49, easterly 138 feet to a point 50 feet westerly from the corner of Lots No. 49 & 50; thence northerly and parallel with the line between said two lots, 202.5 feet to the southerly margin of Shelton Avenue; thence with the souterly margin of said Avenue, westerly 62 feet to the beginning.

BEING the same property conveyed to James S. Sweeney, III, unmarried, by deed from Alice Thorne Wheeler, of record in Instrument No. 20090617-0056423, Register's Office for Davidson County, Tennessee.