BILL GARRETT, Davidson County
Trans:T20110051297 DEEDWARR
Recvd: 08/19/11 14:05 2 pgs
Fees:13.00 Taxes:79.55
20110819-0064406

Return to: 109 Kenner Avenue
Ste 201, Nashville, TN 37205
Box 26B

#11-07-14018

26 13

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
James S. Sweeney, Jr. P.O. BOX 2495 HENDERSONVILLE, TN 37077	(NEW OWNER)	Map 072-024-0 Parcel 339.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Stephen E. Hamilton and Michael J. Dioguardi,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **James S. Sweeney, Jr.,** (The "Grantees"), Grantee's heirs, and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23, on the Map of Happy Valley, Section "B", not of record, described according to a survey made by A.J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING on the northerly margin of Bobby Avenue at a point 250 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos 22 and 23; thence with the line between said two lots, northwardly 140 feet to the common corner of Lot Nos 3,4,22 and 23; thence with the line between Lot Nos 4 and 23; eastwardly 75 feet to the common corner of Lot Nos 4,5 and 23 and 24; thence with the line between Lot Nos 23 and 24, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Stephen E. Hamilton and Michael J. Dioguardi by deed dated April 4, 1988 from Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 7521, page 215, said Register's Office.

This is the same description as in last deed of record.

This is not the personal, marital or primary residence of Grantors, spouse and/or any dependents. This conveyance is subject to the following:

1. Taxes for the year 2011and subsequent years.
2. Any and all matters according to a survey prepared by A.J. Wilkinson, Surveyor, dated September 2, 1945.

This is unimproved real property known as: **2715 Bobby Avenue, Nashville, TN 37216.**

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is **$21,500.00**)
(

Affiant

Notary Public

My commission expires: _____

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of August, 2011.

Stephen E. Hamilton

Michael J. Dioguardi

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared STEPHEN E. HAMILTON AND MICHAEL J. DIOGUARDI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged THEY, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 12th day of August, 2011.

Notary Public

My commission expires: _____

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013