BOOK 11089 PAGE 712

This Instrument
Prepared By:
McLemore & Rollins, PLC
144 Second Avenue, North
Suite 333
Nashville, TN 37201

WARRANTY DEED

THIS DEED, executed as of the 28th day of August 1998, at Nashville, Davidson County, Tennessee, by Grantor, Swett's Properties, Inc., a Tennessee corporation, to Grantee, Swett Enterprises, LLC, Witnesseth:

THAT Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to itself, and to its assigns and successors forever, certain tracts of real property situated in Davidson County, Tennessee, more particularly described as follows:

Tract No.: 1
Land in Davidson County, Tennessee, being the northerly one-half of the southerly 95 feet of Lot No. 21 of Block "A" on the Plan of M.B. & M.S. Pilcher's resubdivision of Part of the Barrow Property, as of record in Book 57, page 91, Register's Office for said County.

Said northerly half of the southerly 95 feet of Lot No. 21 fronts 47-1/2 feet on the easterly side of 28th Avenue North and runs back between parallel lines 67 feet to the line of Lot No. 22 on said Plan.

Being the same property conveyed to Swett Properties, Inc. by Quitclaim Deed from David and Morris Swett d/b/a Swett's Enterprises of record in Book 7466, page 964, Register's Office for Davidson County, Tennessee.

Tract No. 2:
Being the southerly one-half of the southerly 95 feet of Lot No. 21 of Block "A" on the plan of M.B. & M.S. Pilcher's resubdivision of part of the Barrow property, as of record in Book 57, page 91, Register's Office for Davidson County, Tennessee. Said southerly half of the southerly 95 feet of Lot No. 21 fronts 47-1/2 feet on the easterly side of 28th Avenue, North, formerly Barrow Avenue and runs back between parallel lines 67 feet to the line of Lot No. 22 on said plan, and being the southerly half of the property conveyed to James W. Crutcher, Trustee by deed of Eddie Harris and Sadie Harris bearing the date of March 18, 1933.

Being the same property conveyed to Swett Properties, Inc. by Quitclaim Deed from David and Morris Swett d/b/a Swett's Enterprises of record in Book 7466, page 964, Register's Office for Davidson County, Tennessee.

Tract No. 3:
Land in Davidson County, Tennessee, being Lot No. 23 in M.B. and M.S. Pilcher's resubdivision, a plan of which is of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said Lot 23 fronts 50 feet on the South side of Clifton Avenue and extends back southwardly between parallel lines 190 feet to an alley.

Being the same property conveyed to Swett Properties, Inc. by Quitclaim Deed from David and Morris Swett d/b/a Swett's Enterprises of record in Book 7466, page 964, Register's Office for Davidson County, Tennessee.

Tract No. 4:
Land in Davidson County, Tennessee, being Lot No. 22 in the M.S. Pilcher's Subdivision; which subdivision is recorded in Plan Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said Lot 22 fronts 67 feet on the southerly side of Clifton Avenue and extends back southerly 190 feet to an alley.

Being the same property conveyed to Swett Properties, Inc. by Quitclaim Deed from David and Morris Swett d/b/a Swett's Enterprises of record in Book 7466, page 964, Register's Office for Davidson County, Tennessee.

Tract No. 5:
Being the north or front part of Lot No. 21 of block "A" on the Plan of M.B. and M.S. Pilcher's addition to Nashville as of record in Book 57, page 91, Register's Office for said county. Said part of Lot No. 21 fronts 67 feet on the southerly side of Clifton Pike and runs back between parallel lines with the easterly margin of 28th Avenue, North, formerly Barrow Avenue, 95 feet to Harris' North line.

Being the same property conveyed to Swett Properties, Inc. by Quitclaim Deed from David and Morris Swett d/b/a Swett's Enterprises of record in Book 7466, page 964, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2717, 2721 and 2725 Clifton Avenue, Nashville, Davidson County, Tennessee 37209.

THAT Grantor covenants that it is lawfully seized and possessed of said real estate and has a perfect right to convey such real estate and will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims and will give possession of said property with Deed.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date and at the place first above written.

Swett Properties, Inc.

David E. Swett Jr.

David E. Swett, Sr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Richard Manson, of the state and county aforesaid, personally appeared David E. Swett with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be President of Swett Properties, Inc., the within-named bargainor, a Tennessee corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation, by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 28th ~~day of August~~ 1998.

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON TENN.

Notary Public

My Commission Expires: 7/24/99

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Numbers:
Swett Enterprises, LLC	Swett Enterprises, LLC	92-6-519
2725 Clifton Avenue	2725 Clifton Avenue	92-10-213
Nashville, TN 37209	Nashville, TN 37209	92-10-214
		92-10-212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 500.000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

David E Swett Sr.
Affiant

Sworn to and subscribed before me this 28th day of August 1998.

Notary Public

My Commission Expires:

RICHARD MANCUSO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

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0481766
IDENTIF. & REFERENCE

98 AUG 31 PM 3:52
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

4270 08/31 0101 03CHECK 1865.00

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 500000.00
				CON TX 1850.00
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 1865.00
				CHECK 1865.00
			08/31/98 01	15:54 0001 4270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481766
IDENTIF. # REFERENCE

98 AUG 31 PM 3:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1339727