THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10440L

MAP/GROUP/PARCEL: 050-10-0/115.00

NEW OWNER'S NAME AND ADDRESS:
TIMOTHY L. WILSON
3304 CHEASAPEAKE CT.
NASHVILLE, TN 37207

Davidson County DEEDWARR
Recvd: 04/18/01 08:46 2pgs
Fees:11.00 Taxes:151.70
20010418-0038083

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, James S. Sweeney, Sr. and Rita A. Sweeney, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Timothy L. Wilson, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37B, ZONE LOT DIVISION OF LOTS 8-11, 35-37, 54-62, SECTION THREE, CESPEAKE HOMES, AS OF RECORD IN BOOK 5200, PAGE 770, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property commonly known as 3304 Cheasapeake Court, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8721, Page 333, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are 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 or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, hisheirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY, SR.

RITA A. SWEENEY

by James S Sweeney POA

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James S. Sweeney, Sr. and Rita A. Sweeney, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of March, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $41,000.00.

Timothy L Wilson
AFFIANT

Sworn to and subscribed before me, this 29th day of March, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03

