THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11042L

MAP/GROUP/PARCEL: 043-02-O-A/241.00 CO

NEW OWNER'S NAME AND ADDRESS:
JAMES LEACH
241 CEDARWOOD LANE
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 08/06/01 16:08 2pgs
Fees:14.00 Taxes:256.23
20010806-0084032

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, JAMES S. SWEENEY, SR., a married man, hereinafter called Grantor, do hereby transfer and convey unto JAMES LEACH, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 241 on the Plan of the Resubdivision of a portion of Phase 3, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with an interest in the common areas of Cedarwood Courtyard Home to which plan reference is here made for a more complete and accurate description.

The subject property is improved property commonly known as 241 Cedarwood Lane, Madison, Tennessee 37115.

BEING the same property conveyed to grantor herein by deed of record in Book 9193, Page 284, Register's Office for Davidson County, Tennessee.

James S. Sweeney owned property as investment property. Said property was never occupied as homestead by owner or amy member of his family.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is 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 of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY, SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

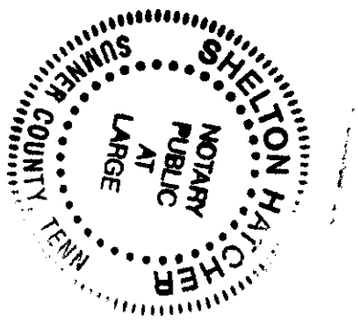
PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR., with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 31st day of July, 2001.

NOTARY PUBLIC

My Commission Expires:

2/3/02

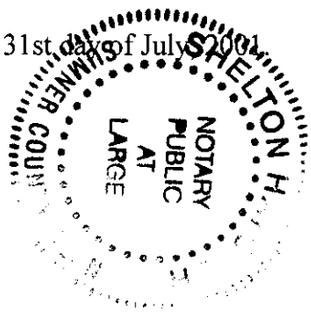


STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $69,250.00.

AFFIANT

Sworn to and subscribed before me, this 31st day of July, 2001.



NOTARY PUBLIC

My Commission Expires:

2/3/02