THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11198A

MAP/GROUP/PARCEL: 050-10-0-128.00

NEW OWNER'S NAME AND ADDRESS:
JAMES S. SWEENEY, SR., a married man
102 LANDS END
Hendersonville, TN 37075

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 09/04/01 09:27 2pgs
Fees:13.00 Taxes:277.50
20010904-0095047

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JOHN D. DENTON, hereinafter called Grantor, do hereby transfer and convey unto JAMES S. SWEENEY, SR., and wife, Rita E. Sweeney, heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Village by the Creek, Section 3, Revised, of record in Plat Book 5200, Page 785, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The subject property is improved property commonly known as 304 & 306 Hawkview, Nashville, TN 37206

BEING the same property conveyed to grantor herein by deed of record in Book 9582, Page 655, and re-recorded in Instrument No. 200101020000566, 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 grantees. Grantor covenants with grantees 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 or record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN D. DENTON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN D. DENTON, 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 August, 2001.

NOTARY PUBLIC

My Commission Expires:
4-30-04

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $75,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:
4-30-04