THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 11/29/01 19:03 2pgs
Fees:13.00 Taxes:273.43

20011129-0131353

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
SSS Properties P. O. Box 291343 Nashville, TN 37229-1343	Same as New Owner	Map 53-03 Parcel 142.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AMERICAN CONSULTING CORPORATION, a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto SSS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF DONALD R. SWARTZ, and TERRY KELLER SWARTZ, General Partners, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 73 on the Plan of Village of Old Hickory, Section C, as of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to American Consulting Corporation by Substitute's Deed from Joe M. Kirsch, Substitute Trustee, of record in Instrument No. 200103120023651, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1402 Debow Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 66, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEE , its successors or assigns, against the lawful claims of all persons whomsoever.

This conveyance is made under Section 1031 of the Internal Revenue Code as a "Like-Kind" Exchange on behalf of the GRANTEE, SSS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF DONALD R. SWARTZ, and TERRY KELLER SWARTZ, General Partners.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
American Consulting Corporation

BY: _____
FOSTER DALE HIRE, President

"GRANTEE"
SSS Properties

BY: _____
DONALD R. SWARTZ, General Partner

BY: _____
TERRY KELLER SWARTZ, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared FOSTER DALE HIRE, with whom I am personally acquainted and who acknowledged himself to be the President of American Consulting Corporation, the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 28th day of November, 2001.

_____
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DONALD R. SWARTZ and wife, TERRY KELLER SWARTZ, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the partners of SSS PROPERTIES, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand, at office, this the 28th day of November, 2001.

_____
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me, this the 28th day of November, 2001.

_____
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Comm. Expires July 23, 2005