THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
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Davidson County DEEDWARR
Recvd: 12/04/01 15:57 2pgs
Fees:13.00 Taxes:573.50
20011204-0133213

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Scott R. McMurtry, et ux 1200 Overton Street Old Hickory, TN 37138	Countrywide Home Loans, Inc. 1800 Tapo Canyon, MSN SV79 Simi Valley, CA 93063-6712	Map 44-15 Parcel 407

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, SSS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF DONALD R. SWARTZ and TERRY KELLER SWARTZ, GENERAL PARTNERS, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto SCOTT R. McMURTRY and wife, SARANNAH L. McMURTRY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 24 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to SSS Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz, General Partners, by quitclaim deed from Donald R. Swartz and wife, Terry Keller Swartz, of record in Instrument No. 20011026-0117336, 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 1200 Overton St., Old Hickory, Tennessee 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 GRANTEES, their heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEES, 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. Any and all matters as they may appear on the plan of record in Book 1424, page 67, 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 GRANTEES, their heirs and 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 GRANTOR.

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

"GRANTOR"

SSS PROPERTIES, a TN General Partnership

BY: _____
DONALD R. SWARTZ, General Partner

BY: _____
TERRY KELLER SWARTZ, General Partner

"GRANTEES"

_____
SCOTT R. McMURTRY

_____
SARANNAH L. McMURTRY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT R. McMURTRY and wife, SARANNAH L. McMURTRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

_____
NOTARY PUBLIC

DIANA C. FREELY 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. FREELY 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 $155,000.00.

_____
Affiant

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

_____
NOTARY PUBLIC

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