THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11775J

MAP/GROUP/PARCEL: 133-15-0-A-030.00 co

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

Davidson County DEEDWARR
Recvd: 01/07/02 10:44 2pgs
Fees:13.00 Taxes:88.80
20020107-0002012

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

NO TITLE SEARCH
THIS INSTRUMENT WAS PREPARED WITH INFORMATION
PROVIDED BY THE GRANTEE

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

Land in Davidson County, Tennessee, being Unit F2 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 6111, Page 22, Register's Office for DAVIDSON County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed of for a more complete identification and description of such Unit.

The subject property is improved property commonly known as 320 Welch Road, Unit F2, Nashville, TN 37211

BEING the same property conveyed to grantor herein by deed of record in Book 11276 Page 511, 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. 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 or 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.

John F. Hayes

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, John F. Hayes, a married man, with whom I am personally acquainted, and made oath that he 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 28th day of December, 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 $24,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

4-30-04