THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11813A

MAP/GROUP/PARCEL: 071-12-0/320.00

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

Davidson County DEEDWARR
Recvd: 01/23/02 16:05 2pgs
Fees:13.00 Taxes:129.50
20020123-0009485

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, HAL WILSON, A MARRIED MAN, hereinafter called Grantor, does 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 LOT NO. 4 ON THE PLAN OF JOYWOOD ESTATES, SECTION 2, OF RECORD IN PLAT BOOK 5210, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The subject property is improved property commonly known as 1510 C Jones Avenue, N., Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Instrument No. 20020116-0006438, Register's Office for Davidson County, Tennessee.

This property has never been occupied by Grantor nor any 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 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.

HAL WILSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, HAL WILSON, 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 17th day of January, 2002.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $35,000.00.

AFFIANT

Sworn to and subscribed before me, this 17th day of January, 2002.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.