THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 12174W

MAP/GROUP/PARCEL: 059-12-0/019.00

NEW OWNER'S NAME AND ADDRESS:
JAMES M. BOOTH
3023 Hummingbird Drive
Nashivlle, TN 37218
SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 04/22/02 14:18 2pgs
Fees:13.00 Taxes:236.80
20020422-0049556

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, RITA E. SWEENEY, A MARRIED WOMAN, hereinafter called Grantor, do hereby transfer and convey unto JAMES M. BOOTH, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, Being Lot No. 46 on the Plan of Section Two Highland Trace Subdivision, of record in Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

The subject property is improved property commonly known as 2552 Highland Trace Drive, Hendersonville, TN, 37075.

BEING the same property conveyed to grantors herein by deed of record in Instrument No. 19991209-0301452, Register's Office for DAVIDSON County, Tennessee.

Property was investment property only. Grantor, nor any family member, has ever lived at property address.

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 she 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 of record.

GRANTOR further covenants and bind herself, her 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.

RITA E. SWEENEY, BY JAMES S. SWEENEY SR., ATTORNEY~~-IN-FACT~~

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR., individually and as Attorney-In-Fact for Rita E. Sweeney, and made oath that he individually and as Attorney-in-Fact for Rita E. Sweeney 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 22nd day of April, 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2005

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $64,000.00.

AFFIANT

Sworn to and subscribed before me, this 22nd day of April, 2002.

NOTARY PUBLIC

My Commission Expires:

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires May 26, 2002