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: 07/05/02 14:28 2pgs
Fees:13.00 Taxes:286.01
20020705-0081262

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 243

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, BELINDA ERDELYAN and husband, MICHAEL ERDELYAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SSS PROPERTIES, a Tennessee General Partnership composed of DONALD R. SWARTZ and wife, TERRY KELLER SWARTZ, General Partners, 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:

> BEING Lot No. 199 on the Plan of Village of Old hickory, Section "B" of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Belinda Erdelyan and husband, Michael Erdelyan, by deed from Sam A. Dodd, unmarried, of record in Book 10937, page 578, 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 1409 Clarke Street, 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 we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, 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 GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 67, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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.

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

"GRANTORS"

Belinda Erdelyan
BELINDA ERDELYAN

MICHAEL ERDELYAN

"GRANTEES"

SSS PROPERTIES, a TN General Partnership

BY: Donald R. Swartz
DONALD R. SWARTZ, General Partner

BY: Terry K. Swartz
TERRY KELLER SWARTZ, General Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BELINDA ERDELYAN and husband, MICHAEL ERDELYAN, 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 27th day of June, 2002.

Diana C. Frey
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 the partners of SSS PROPERTIES, a Tennessee General Partnership, 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 and seal this the 27th day of June, 2002.

Diana C. Frey
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 $77,300.00.

Donald R. Swartz
Affiant

Sworn to and subscribed before me, this the 27th day of June, 2002.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005