THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 13504A

MAP/GROUP/PARCEL:
133-15-C-A/086.00;092.00;102.00

NEW OWNER'S NAME AND ADDRESS:
DOGE PROPERTIES, LLC
P.O. BOX 680322
FRANKLIN, TN 37068

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 01/07/03 10:53 2pgs
Fees:13.00 Taxes:284.16
20030107-0002491

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES S. SWEENEY, SR., A SINGLE MAN, hereinafter called Grantor, does hereby transfer and convey unto DOGE PROPERTIES, LLC, a corporation existing under the laws of the State of Tennessee, its heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS N-8, O-6, AND P-8 OF PAGODA CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, AS AMENDED IN BOOK 9445, PAGE 492, 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 CONDOMINIUMS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNITS.

The subject property is commonly known as 320 WELCH ROAD, UNITS N-8, O-6, & P-8, Nashville, TN 37211.

BEING part of the same property conveyed to Grantor herein by deed of record in Book 10653, Page 951, Register's Office for Davidson County, Tennessee.

Rita Sweeney is now deceased and at the time of her death was the wife of James S. Sweeney, Sr.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant 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 of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY, SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR., A SINGLE 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, Tennessee, on this the 17th day of December, 2002.

NOTARY PUBLIC

My Commission Expires:
10-15-03

BRENDA SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $76,800.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:
10-15-03

BRENDA SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.