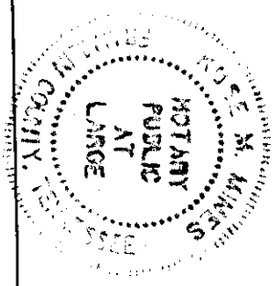
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF COFFEE
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF March 20 03

Notary Public

MY COMMISSION EXPIRES: September 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A NORTHCUTT, METROPOLITAN ESCROW, Inc., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kramer Investment Properties LLC (NAME)	Same (NAME)	
110 Blue Ridge Drive (ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Leslie T. Sweeney and Sadie S. Sweeney, Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kramer Investment Properties LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee and being more fully described as follows, to-wit:

See Attached Legal Description

Davidson County DEEDWARR
Recvd: 04/01/03 12:19 5pgs
Fees:28.00 Taxes:3385.50



20030401-0042692

unimproved ( )
This is improved (X) property, known as 15 Properties, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of March, 20 03

The Leslie T. Sweeney and Sadie S. Sweeney, Revocable Living Trust

By:

Leslie T. Sweeney, Trustee

Leslie T. Sweeney

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF COFFEE

Before me, the undersigned, of the state and county aforesaid, personally appeared Leslie T. Sweeney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Leslie T. Sweeney to be the Trustee of The Leslie T. Sweeney ~~and~~ and/or Sadie S. Sweeney Revocable Living Trust, the within named bargainor, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by Leslie T. Sweeney as Trustee.

Witness my hand and seal this 13th day of March, 2003.

My commission expires: 09/29/2003

Rose M. Mines

Notary Public: Rose M. Mines

NOTARY PUBLIC AT LARGE COFFEE CO. TN.

Jane L.T.S.

Legal Description

BEING Lot No. 1 and 2 on the Plan of Billy Kee Property, Resubdivision of Lot 1, of record in Plat Book 4945, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 2310 & 2312 Northview Ave. Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 072-10-0 212.00 and Parcel 348.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Warranty Deed, dated February 29, 2000 and filed March 1, 2000 of record in Instrument No. 200003010019855, Register's Office for said County.

BEING Lot No. 31, Revised Section Two, on the Plan of Village by the Creek, of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 3620 & 3622 Village Trail, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 050-10-0 124,00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Deed Book 11593, Page 505, Register's Office for said County.

BEING Lot No. 4 on the Plan of Village by the Creek, Section One, Revised, of record in Plat Book 6200, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 3439-41 Brick Church Pike, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 050-06-0 002.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Deed Book 11593, Page 485, Register's Office for said County.

BEING Lot No. 39 on the Plan of Village by the Creek, Section 3, of record in Plat Book 5200, Page 785, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 309-311 Hawk View Court, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 050-10-0 130.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable ~~Living~~ Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Deed Book 11593, Page 495, Register's Office for said County.

BEING Lot No. 2 on the Plan of Village by the Creek, Section One, Revised, of record in Plat Book 6200, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 3431-33 Brick Church Pike, Nashville TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 050-10-0 101.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Deed Book 11593, Page 491, Register's Office for said County.

L-T-S

Legal Description Continuation

BEING Lot No. 3 on the Plan of Village by the Creek, Section One, Revised, of record in Plat Book 6200, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 3435-37 Brick Church Pike, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 050-06-0 001.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Deed Book 11593, Page 489, Register's Office for said County.

BEING Lot No. 98 on the Plan of Highland Trace, Section Two, of record in Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 2421-23 Woodale Lane, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 059-12-0 071.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Deed Book 11593, Page 493, Register's Office for said County.

BEING Lot No. 56-A on the Zone Lot Division of Lots Nos. 55, 56, 57 and 58 on the Plan of Deer Point Meadows, Phase 2, of record in Book 6250, Page 703, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 738 Flint Ridge, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 049-15-0 064.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Deed Book 11593, Page 507, Register's Office for said County.

BEING Lot No. 77 on the Plan of Highland Trace Subdivision, Section Two, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 2424-26 Woodale Lane, Nashville TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 059-12-0 050.00

BEING a part of the same property conveyed to Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Warranty Deed, dated November 1, 1999 and filed November 3, 1999 of record in Book 11728, Page 741, Register's Office for said County.

BEING Lot No. 55 on the Plan of Highland Trace, Section Two, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property know as: 108-110 Highland Trace, Nashville TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 059-12-0 028.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Book 11593, Page 503, Register's Office for said County.

Name _____

Legal Description Continuation

BEING Lot No. 49 on the Plan of Highland Trace Subdivision, Section II of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 2450-42 Highland Trace Drive, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 059-12-0 022.00

BEING a part of the same property conveyed to Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Warranty Deed, dated November 1, 1999 and filed November 3, 1999 of record in Book 11728, Page 741, Register's Office for said County.

BEING Lot No. 52 on the Plan of Highland Trace Subdivision, Section One, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: 2528-30 Highland Trace Drive, Nashville, TN

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 059-12-0 025.00

BEING a part of the same property conveyed to Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Warranty Deed, dated November 1, 1999 and filed November 3, 1999 of record in Book 11728, Page 741, Register's Office for said County.

Being Lot No. 72 on the Plan of Highland Trace, Section Two, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

THIS is improved property known as: 2404-06 Woodale, Nashville, Tennessee.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED. Map 059-12-0 045.00

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Book 11593, Page 499, Register's Office for said County.

BEING Lot No. 73 on the Plan of Highland Trace, Section II, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

THIS is improved property known as: 2408-10 Woodale, Nashville, Tennessee.

BEING the same property conveyed to The Leslie T. Sweeney and Sadie S. Sweeney Revocable Living Trust by Quit Claim Deed, dated July 13, 1999 and filed July 29, 1999 of record in Book 11593, Page 497, Register's Office for said County.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEYS WAS PERFORMED. Map 059-12-0 046.00

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Leslie L. T. S.