THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 155767b

MAP/GROUP/PARCEL:
133-14-OA-009.00 CO

NEW OWNER'S NAME AND ADDRESS:
Doge Properties, LLC
P.O. Box 680322
Franklin, TN 37068

Davidson County DEEDWARR
Recvd: 05/12/03 08:42 2pgs
Fees:13.00 Taxes:125.80
20030512-0063122

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, James S. Sweeney, Sr., unmarried man, as Sole Heir for Rita E. Sweeney, hereinafter called Grantor, does hereby transfer and convey unto Doge Properties, LLC, a Limited Liability Company, its heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Unit No. A-9 on the Plan of Oakcrest Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, and amended in Book 9559, Page 939, of record in 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 said Master Deed as supplemented and amended. Reference is hereby made to the Plat of Oakcrest Condominiums as set forth in Exhibit A of said Supplement and Amendment to the Master Deed for a more complete identification and description of said Unit.
>
> The subject property is improved property commonly known as 420 Elysian Fields, Unit A-9, Oakcrest Condominium, Nashville, Tennessee.
>
> BEING the same property conveyed to Rita E. Sweeney herein by deed of record in Book 11202 , Page 692, Register's Office for Davidson County, Tennessee. Rita E. Sweeney is deceased and at the time of her death was the wife of James S. Sweeney, Sr., her sole heir.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees 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., Sole Heir
for Rita E. Sweeney

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James S. Sweeney, Sr. as Sole Heir for Rita E. Sweeney, with whom I am personally acquainted, and made oath that he as such sole heir with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Sumner County, Tennessee, on this the 28th day of April 2003.

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $34,000.00

AFFIANT

Sworn to and subscribed before me, this the 28th day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004