This Instrument Was Prepared By:

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Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 05/14/03 10:31 2pgs
Fees:13.00 Taxes:275.65

20030514-0065269

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $74,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2003.

Notary Public

My Commission Expires: 3.6.06

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
SSS Properties P.O. Box 291343 Nashville, TN 37229	SAME	44-15-82

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Trent L. LeClaire and wife, Angela M. LeClaire, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto SSS Properties, a Tennessee general Partnership composed of Donald R. Swartz and Terry Keller Swartz, hereinafter called the Grantee, its successors and representatives, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 98 on the Plat of Village of Old Hickory, Section "D", as of record in Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 56.0 feet on the easterly margin of Bryan Street and extends back between parallel lines 61.1 feet to a dead line on the rear on which it measures 56.0 feet.

Being the same property conveyed to Trent L. LeClaire and wife, Angela M. LeClaire by deed in Book No. 10770, page 521, in the Register's Office for Davidson County.

This conveyance in made subject to:

1. County taxes for subsequent years.
2. Any and all restrictions and easements of record.
3. All matters set for in Plat of record in Plat Book 1424, Pages 65, Register's Office for Davidson County, Tennessee.

This is improved property known as: 905 Bryan Street, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of April, 2003.

By: _____
Trent L. LeClaire

By: _____
Angela M. LeClaire

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Trent L. LeClaire and Angela M. LeClaire, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand, at Nashville, Tennessee, this 25th day of April, 2003.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

