This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 05/14/03 18:32 2pgs
Fees:13.00 Taxes:571.65

20030514-0066020

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $154,500.00.

Affiant

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

Notary Public

My Commission Expires: 3.6.06

Philip 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
Trent L. LeClaire and wife, Angela M. LeClaire 1302 Overton Street Old Hickory, Tennessee 37138	SAME	53-3-213

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SSS Properties, a partnership formed in the State of Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Trent L. LeClaire and wife, Angela M. LeClaire, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 156 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 54.7 feet on the westerly side of Overton Street and extends back between parallel lines 87.6 feet to the easterly line of Lot No. 162, measuring 54.7 feet thereon.

Being the same property conveyed to SSS Properties, a partnership formed in the State of Tennessee by deed in Instrument No. 20011026-0117341, 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 67, Register's Office for Davidson County, Tennessee.
4. Right of Way easements of record in Book 626, page 556, Book 662, page 743, and Book 1643, page 311

This is improved property known as: 1302 Overton 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 Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

SSS Properties, a partnership formed in the State of Tennessee:

By: _____
Donald R. Swartz, General Partner

By: _____
Terry Keller Swartz, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Donald R. Swartz and Terry Keller Swartz, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the General Partners of SSS Properties, a partnership formed in the State of Tennessee, the within named bargainor, and that they as such General Partners, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of SSS Properties, a partnership formed in the State of Tennessee by themselves as such General Partners.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

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