This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Joe L. Wall
2091 Katherine Drive
Goodlettsville, TN 37072

MAP: 50
PARCEL: 003.00
GROUP:

Davidson County DEEDWARR
Recvd: 06/26/03 13:36 2pgs
Fees:13.00 Taxes:560.55
20030626-0088513

WARRANTY DEED

THIS INDENTURE, made this 23rd day of June, 2003 between

Ronald E. Sweeney and Lori Sweeney

hereinafter referred to as **Grantor**, and

Joe L. Wall and Mike Suggs

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 12th, formerly the 21st, Civil District of said County and State, lying and being on the North side of Brick Church Lane.

Said part of said Parcel 3 fronts 100 feet on the North side of Brick Church Lane and runs back between parallel lines 250 feet to a dead line in the rear.

This being the same property conveyed to Ron Sweeney and wife, Lori Sweeney by Warranty Deed dated 8/9/1989 from William E. Rochelle and wife, Sarah Rochelle of record in Book 7912, Page 473, Register's Office Davidson County, Tennessee.

and

Being in the 12th, formerly the 21st Civil District of said County and State described as follows: Beginning in the center of Brick Church Lane at the Southwest corner of the property conveyed to James Ewing Woodson, and wife, by deed from E.D. Wells and wife, of record in Book 2154, Page 55, Register's Office for said County; thence with said Woodson's Westerly boundary line, North 1 deg. 30' East 275 feet to said Woodson's Northwest corner; thence South 89 deg. 26' East 348 feet ; thence North 12 deg. 35' East 640.5 feet; thence North 89 deg. 50' East 682 feet; thence South 1 deg. 30' West 904 feet to the center of said Lane; thence with same, South 89 deg. 26' East 200 feet to the beginning.

Included in the above described property but excluded therefrom is that portion (the following described two parcels) having been conveyed to the State of Tennessee of record in Book 4626, Page 796, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Parcel No. 1: Beginning at a point in Lewis Gaines' Westerly boundary line at Herman Cobb's Northeast corner; thence with Herman Cobb's North boundary line Westwardly 300 feet, more or less, to a point which is 190 feet Westerly from Centerline Station 108 + 45 of proposed I-24; thence North 22 degrees 07 minutes 49 seconds East 283 feet, more or less, Southwardly 90 feet, more or less, Eastwardly 111 feet, more or less, and South 17 degrees 47 minutes West 542 feet, more or less, to the point of beginning.

Parcel No. 2: Beginning at a point in the North margin of Brick Church Lane, said point being Leila E. Duke's Southeast corner; thence with Duke's line Northwardly 20 feet to a point on a curved line which has a radius of of 20 feet; thence with said curved line Southeastwardly 31.4 feet, more or less, to a point in the North margin of said lane; thence with said margin Westwardly 20 feet to a point of beginning.

Included in the above described property but excluded therefrom is that portion having been conveyed to H.T. Cobb, Sr., Trustee with full and complete power of sale, by deed of record in Book 4884, Page 742, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being in the 12th, formerly the 21st Civil District of said County and State. Lying and being on the North side of Brick Church Lane. Said property fronts 100 feet on the North side of Brick Church Lane and runs back between parallel lines 250 feet to a dead line in the rear.

This being the same property conveyed to Ronald E. Sweeney and wife, Lori Sweeney by Warranty Deed dated 9/27/1989 from Thomas L. Cunningham and wife, Patricia Ann Cunningham of record in Book 7955, Page 928, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ronald E. Sweeney

Ronald E. Sweeney

Lori Sweeney

Lori Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Sweeney the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of June, 2003.

Notary

My Commission Expires: 12/31/2004

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Sweeney the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of June, 2003.

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $451,500.00.

Karen Heavener
Affiant

Sworn to and subscribed before me, this 23rd day of June, 2003.

Notary Public

My commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE