THIS INSTRUMENT PREPARED BY:
Forsythe Title And Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17503G

Davidson County DEEDWARR
Recvd: 02/04/04 08:31 2pgs
Fees:13.00 Taxes:74.79
20040204-0013315

MAP/GROUP/PARCEL:
147-3-A/7

NEW OWNER'S NAME AND ADDRESS:
James S. Sweeney, Sr.
102 Lands End
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Roy S. Jones, hereinafter called Grantor, does hereby transfer and convey unto James S. Sweeney, Sr., his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. A-7, on the plan of Harding Place Condominium, according to Master Deed of record in Book 6104, page 725, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor herein by deed of record in Book 7388, Page853, Register's Office for Davidson, Tennessee.

This property is not marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 Grantee 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, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Roy S. Jones

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Roy S. Jones, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 29th day of January 2004.

Kate Rosenthal

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $20,214.18.

AFFIANT

Sworn to and subscribed before me, this the 29th day of January, 2004.

Kate Rosenthal

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006