Davidson County DEEDWARR
Recvd: 10/21/04 10:37 3pgs
Fees:18.00 Taxes:3357.75

20041021-0126705

This Instrument Was Prepared By:

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

PICK-UP

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $907,500.00

Joseph Claybon
Affiant

Subscribed and sworn to before me, this 20th day of October, 2004.

PHILLIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Notary Public

My Commission Expires: March 6, 2006

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
		41-15-90.00
		41-15-91.00
		41-15-92.00
Joseph Claybon		41-15-93.00
Barbara Claybon		41-15-94.00
117 Secretariat Place		41-15-95.00
Hendersonville, TN 37074	SAME	41-15-96.00
		41-15-97.00
		41-15-98.00
		41-15-99.00
		41-15-101.00
		50-6-50.00

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, James S. Sweeney, Jr. and Patricia M. Sweeney, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto the Joseph Claybon and wife, Barbara Claybon, hereinafter called the Grantees, their heirs and assigns, certain parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and the Reserved Parcel located south west of Lot No. 11 (also known as Map & Parcel No. 41-15-101.00 in the Davidson County, Tennessee Property Assessor's Office) on the Plan of Tuckahoe Square, as of record in Book 6250, page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to James S. Sweeney and wife, Patricia M. Sweeney by deed of record in Book 6520, page 77, Register's Office for Davidson County, Tennessee.

AND:

Land in Davidson County, Tennessee, Being Lot No. 65 on the Plan of Village by the Creek, Section Eleven, as of record in Book 6200, page 138, Register's Office for

Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James S. Sweeney, Jr. by deed of record in Instrument No. 20041007-0121511, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Plans of record in Book 6250, page 303 and Book 6200, page 138, Register's Office for Davidson County, Tennessee.
2. 2005 County Taxes, and all subsequent years, a lien not yet due and payable.
3. All applicable zoning ordinances and building restrictions.
4. All utility, sewer, drainage and other easements of record.
5. All subdivision restrictions, covenants, by-laws, assessments and easements of record.

This is improved property known as: 200, 204, 205, 208 and 209 Tuckahoe Square, W. Nashville, Tennessee 37207; 1316, 1320, 1324, 1328 and 1332 Westchester Drive, Nashville, Tennessee 37207; 3633 Village Trail, Nashville, Tennessee 37207; and Reserved Parcel on Westchester Square, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of October, 2004.

By: James S. Sweeney, Jr.

James S. Sweeney, Jr.

By: Patricia M. Sweeney

Patricia M. Sweeney

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared James S. Sweeney, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Hendersonville, Tennessee, this 20th day of October, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Patricia M. Sweeney, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Hendersonville, Tennessee, this 20th day of October, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN