PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District _____ Map _____ Group ____ Control Map _____ Parcel See attached

CITIZENS BANK
To
SQJ PROPERTIES, LLC

Davidson County DEEDWARR
Recvd: 02/03/05 08:13 4 pgs
Fees:23.00 Taxes:962.00
20050203-0012548

Mail Tax Notices to New Owner:
SQJ Properties, LLC
P.O Box 3504
Brentwood, TN 37024

WARRANTY DEED

For and in consideration of the sum of Two Hundred Sixty Thousand ($260,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, CITIZENS BANK, a Tennessee banking corporation with its principal office located at Hartsville, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said SQJ PROPERTIES, LLC, a Tennessee Limited Liability Company, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Certain Condominium Units located in Davidson County, Tennessee, being Units Nos. 1017, 1023, 1025, 1027, 1035, 1036, 1047, and 1049 in Building B; and Unit No. 1081 and 1085 in Building C, as shown on the Plan of Castlewood Condominium Apartments of record in Book 4660, page 62, Register's Office of said County, to which reference is hereby made for a more complete and accurate legal description.

This is the same property which was conveyed to Citizens Bank by Betty Lou Taylor, Trustee, by Trustee's Deed dated November 8, 2004, of record in Instrument No. 20041115-0136640, Register's Office of Davidson County, Tennessee.

2005 and subsequent taxes will be the responsibility of the purchaser.

Possession to be granted February 1, 2005.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SQJ PROPERTIES, LLC, its successors and assigns, forever.

And it does covenant with the said conveyee that it is lawfully seized and possessed of said land in Fee Simple; has a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said conveyee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 28 day of January, 2005.

CITIZENS BANK

By: _____
WILSON TAYLOR, PRESIDENT

By: _____
REX OLDHAM, CASHIER

STATE OF Tennessee

COUNTY OF Blount

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared WILSON TAYLOR, with whom I am personally acquainted and who upon his oath acknowledged himself to be the PRESIDENT of CITIZENS BANK, the within named bargainor, a corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said WILSON TAYLOR as such PRESIDENT.

Witness my hand and official seal at office at Maryville, TN, this 28 day of January, 2005.

_____
NOTARY PUBLIC

ANNE KEMP
NOTARY PUBLIC AT LARGE
TROUSDALE COUNTY, TN

My commission expires: 9-3-08

STATE OF Tennessee

COUNTY OF Trousdale

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared REX OLDHAM, with whom I am personally acquainted and who upon his oath acknowledged himself to be the CASHIER of CITIZENS BANK, the within named bargainor, a corporation, and that he as such CASHIER, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said REX OLDHAM as such CASHIER.

Witness my hand and official seal at office at Hartsville, TN, this 28 day of January, 2005.

Anne Kemp

NOTARY PUBLIC

ANNE KEMP NOTARY PUBLIC AT LARGE TROUSDALE COUNTY, TN

My commission expires: 9-3-08

STATE OF Tennessee

COUNTY OF Trousdale

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rex Oldham

AFFIANT

Subscribed and sworn to before me, this the 28 day of January, 2005.

Anne Kemp

~~REGISTER~~ OR NOTARY PUBLIC

My Commission Expires: 9-3-08

ANNE KEMP NOTARY PUBLIC AT LARGE TROUSDALE COUNTY, TN

CITIZENS BANK
TO
SQJ PROPERTIES, LLC

| | |
|---|---|
| Unit 1017 | Map 107-09-0-A 001.00 |
| Unit 1023 | Map 107-09-0-A 004.00 |
| Unit 1025 | Map 107-09-0-A 005.00 |
| Unit 1027 | Map 107-09-0-A 006.00 |
| Unit 1035 | Map 107-09-0-A 010.00 |
| Unit 1036 (1037) | Map 107-09-0-A 011.00 |
| Unit 1047 | Map 107-09-0-A 020.00 |
| Unit 1049 | Map 107-09-0-A 022.00 |
| Unit 1081 | Map 107-09-0-A 041.00 |
| Unit 1085 | Map 107-9-A-43CO |