Davidson County DEEDWARR
Recvd: 02/09/05 10:19 2 pgs
Fees:13.00 Taxes:166.50
20050209-0015054

ADDRESS NEW OWNER and
SEND TAX BILLS:
JAMES S. SWEENEY, SR.
102 Lands End
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
34 - 13 - 195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND DOLLARS ($45,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KRAMER INVESTMENT PROPERTIES, LLC, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JAMES S. SWEENEY, SR., hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 of Block "G" on the Map of East Lawn Subdivision, a plat of which is of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Kramer Investment Properties, LLC by deed dated April 14, 2003 and recorded May 8, 2003 of record in Instrument No. 20030508-0062107, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1420 Florence Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that it 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 as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 7 day of February, 2005.

KRAMER INVESTMENT PROPERTIES, LLC

By: Kevin J. Collier

Title: Chief mgr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared KEVIN COLLIER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Chief Manager of KRAMER INVESTMENT PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at office this 7 day of February, 2005.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires:
10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of February, 2005.

Shari L. Wilkes
NOTARY PUBLIC

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER CO., TENN. COMM. EXP. 2-4-07

My Commission Expires:

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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