This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

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

Notary Public

My Commission Expires: 3-6-06

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

Davidson County DEEDWARR
Recvd: 02/09/05 15:45 2 pgs
Fees:13.00 Taxes:629.00
20050209-0015300

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Sidney Property Investments, LLC P.O. Box 281167 Nashville, TN 37228	SAME	44-15-359.00

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, **TKS Properties, a sole proprietorship formed in the State of Tennessee,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **Sidney Property Investments, L.L.C., a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors and representatives, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 201, Villas of Lakemeade, Phase II, of record in Book 7900, page 983, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to TKS Properties by deed of record in Instrument No. 20011103-0120528, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2005 and all subsequent years, a lien not yet due and payable.
2. Plan of record in Book 7900, page 983, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 9434, page 355, said Register's Office.
4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 10506, page 771 and Book 10506, page 775, Register's Office for Davidson County, Tennessee.
5. Right of way Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 924, page 121 and Book 946, page 64, said Register's Office.
6. Sewer Easement of record in Book 3160, page 533, said Register's Office.

This is (X) unimproved ( ) improved property known as: 601 Lakemeade Pointe, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of Feb, 2005.

By: _____
Terry Keller Swartz, sole proprietor

By: _____
Donald R. Swartz, spousal interest

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Terry Keller Swartz, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the sole proprietor for TKS Properties, a Tennessee sole proprietorship, the within named bargainor, and that she as such sole proprietor and being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as such sole proprietor.

Witness my hand, at Nashville, Tennessee, this 2nd day of February, 2005.

_____
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: March 6, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Donald R. Swartz, 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 Nashville, Tennessee, this 2nd day of February, 2005.

_____
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: March 6, 2006