Return to: Mooreland Title Company, L..
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, TN 37238

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 $95,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of February, 2005.

Notary Public

My Commission Expires: 3-6-08

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE Comm. Exp. March 6, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/09/05 15:47 2 pgs
Fees:13.00 Taxes:351.50
20050209-0015302

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Mocha Properties P.O. Box 291343 Nashville, TN 37229	SAME	53-3-14.00

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, **Sidney Dainon also known as Dainon Sidney,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto, **Mocha Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz,** 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. 111 on the Plan of Village of Old Hickory, Section "C" of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sidney Dainon by deed of record in Instrument No. 20030819-0120189, Register's Office for Davidson County, Tennessee.

NOTE: Sidney Dainon and Dainon Sidney are one and the same person.

This conveyance in made subject to:

1. Taxes for 2005 and all subsequent years, a lien not yet due and payable.
2. Any and all restrictions and easements of record.

This is ( ) unimproved (X) improved property known as: 1219 - 1221 Berry Street, 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 himself, his heirs and assigns, 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 February, 2005.

By: _____
Dainon Sidney

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Dainon Sidney, 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 DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 3.6.06