Davidson County DEEDWARR
Recvd: 07/01/05 16:10 2 pg
Fees:13.00 Taxes:72.90
20050701-0076405

THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW SERVICES
2525 WEST END AVENUE STE 350
NASHVILLE, TN 37203

OUR FILE NUMBER: 21191S

MAP/GROUP/PARCEL
133-15-A/78.00CO

NEW OWNER'S NAME AND ADDRESS:
JIM SWEENEY
102 LANDS END
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, MACK R. RHEA AND PAULA A. RHEA, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto JIM SWEENEY, UNMARRIED, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being UNIT No. M-8, on the plan of Pagoda Condominiums, according to the Master Deed of record in Book 6111, page 22, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> The subject property is improved property commonly known as 320 WELCH ROAD UNIT M-8 NASHVILLE, TN 37211.
>
> BEING the same property conveyed to grantors herein by deed of record in INSTRUMENT NO. 20050131-0010773, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are 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 for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

As part of the purchase price of the above described property, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in INSTRUMENT NO. 20000823-0083490, Register's Office for DAVIDSON County, Tennessee, in the original amount of $24,300.00 , the same being payable to SHELTON HATCHER OF

HENDERSONVILLE, SUMNER COUNTY, TENNESSEE, TRUSTEE.

MACK R. RHEA

PAULA A. RHEA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, MACK R. RHEA AND PAULA A. RHEA, with whom I am personally acquainted, and made oath that *they executed the foregoing instrument as *their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24TH day of JUNE, 2005.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 9-27-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $19,702.50.

AFFIANT

Sworn to and subscribed before me, this the 24TH day of JUNE, 2005.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9-27-08