THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22082S

Davidson County DEEDWARR
Recvd: 10/07/05 10:02 2 pgs
Fees:13.00 Taxes:403.12
20051007-0121337

MAP/GROUP/PARCEL: 81-15/625

NEW OWNER'S NAME AND ADDRESS:
ILAN DAVID & MIKA DAVID
6547 WEST 83RD STREET
LOS ANGELES, CA 90045

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES S. SWEENEY, SR., AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, ILAN DAVID and MIKA DAVID, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 151, on the Plan of S. A. Champions Subdivision, as shown on plat of record in Plat Book 161, page 132, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 1412 23RD AVENUE NORTH, NASHVILLE, TN 37208.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 10471, Page 13, 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. Grantor covenants with Grantees that he 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 for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his 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.

JAMES S. SWEENEY, SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR., AN UNMARRIED MAN, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 29th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE L. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $108,950.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE L. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006