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

Davidson County DEEDWARR
Recvd: 12/13/05 15:25 2 pgs
Fees:13.00 Taxes:244.20
20051213-0149844

Our File Number: 22782S

MAP/GROUP/PARCEL:

NEW OWNER'S NAME AND ADDRESS:
OKY M. ARGUELLO
2712 BULLOCK AVENUE
NASHVILLE, TN37207

60-16-330.00

SEND TAX BILLS TO: Oky M. Arguello
144 Waters Edge Lane
Hendersonville TN. 37075

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, OKY M. ARGUELLO, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 10, on the Plan of Meadow Valley Estates, as shown on plat of record in Plat Book 8250, page 617 resubdivided in Instrument No. 20000405-0034146, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
> Fronting 50 feet on the south side of Bullock Ave, being 346.59 feet on the West property line, 647.67 feet on the East property line, and measuring 50.01 feet on the south property line, containing 17,356 square feet.
>
> The subject property is improved property known as 2712 BULLOCK AVENUE, Nashville, TN 37207.
>
> BEING the same property conveyed to Grantor herein by deed of record in INSTRUMENT NO. 20040202-0012222, 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 grantee. Grantor covenants with Grantee 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 Grantee, his heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 1st day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $66,000.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE