Davidson County DEEDWARR
Recvd: 12/19/05 10:42 2 pgs
Fees:13.00 Taxes:828.80

20051219-0151696

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Donna D. Vaughn
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this.

Marie Bradford
Notary Public

My Commission Expires: 11-14-09

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brent Thorton

4901 Danby Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

147-05-0-184.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael S. Sweeney and Linda H. Sweeney, husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Brent A.Thorton, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 52 on the Plan of Section I, Caldwell Country Estates, of record in Book 2663, Pages 68 and 69 Register's Office for said county, described as follows:

Beginning at a point in the southerly margin of Blackman road at the corner of Lots Nos. 51 and 52; thence with the line between said lots southwardly 200 feet to a point; thence eastwardly 200 feet to a point in the westerly margin of Danby Drive; thence with same, northwardly 175 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a point in the southerly margin of Blackman Road; thence with the same westwardly 175 feet to the beginning.

Being the same property conveyed to Michael S. Sweeney and Linda H. Sweeney, husband and wife, by warranty deed from Raymond P. Hahn and Frankie B. Hahn, husband and wife, of record in Book 7528, Page 847, Register's Office for Davidson County, Tennessee, dated April 22, 1988.

251101794

FILE BOX 45

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2663, Page 68 and 69, Register's Office of said County.

Restrictions of record in book 2802, page 369, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4901 Danby Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of December, 2005.

Michael S. Sweeney

Linda H. Sweeney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Michael S. Sweeney and Linda H. Sweeney, husband and wife, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/16/05.

Witness my hand and official seal this 16TH day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

251101794

FILE BOX 45