Davidson County DEEDWARR
Recvd: 05/02/06 08:31 2 pgs
Fees:13.00 Taxes:226.81

20060502-0050097

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

State Of Tennessee
County Of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $61,300.00

Affiant

Subscribed and sworn to before me this 26th day of April, 2006.

Notary Public
My commission expires:

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010

Address of New Owner:	Send Tax Bills to:	Tax-Information
Timothy N. Tweten	Countrywide Home Loans	162-09-0-C-811.00CO
809 Apple Drive	~~Armory Drive~~	
Nashville TN 37211	P.O.BOX 660694 Dallas, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SDC Group, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Timothy N. Tweten**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 31, Unit B, on the Plan of Cedarwood Condominiums, Revised Lot No. 2, Lots 15 thru 44, Section Six, Cedarwood Estates, of record in Book 5200, Page 349 (erroneously refereced as Page 49 in prior deeds) and Master Deed and By-laws of record in Book 5707, Page 121, Book 5720, Page 912, and Book 5776, Page 741, and Book 6062, Page 285, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to SDC Group, LLC and Jonathan D. Pike by deed from Federal Home Loan Mortgage Corporation, dated 5-25-04, of record in Instrument No. 20040610-0068738, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to SDC Group, LLC by quitclaim deed from Jonathan D. Pike, dated 3-15-05, of record in Instrument No. 20050316-0029044, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 809 Apple 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in

fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of April, 2006.

SDC Group, LLC

By:_____

Stephan Francois, Sole Member

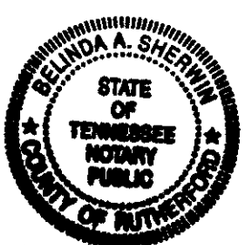
State Of Tennessee
County Of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state,Stephan Francois, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of SDC Group, LLC, the within named bargainor, and that he is authorized by SDC Group, LLC to execute this instrument on its behalf.

Witness my hand in Smyrna, TN, this 26th day of April, 2006.

Notary Public
State of Tennessee at Large

My Commission expires



MY COMMISSION EXPIRES:
JAN. 19, 2010

Revised 10/16/2004