Davidson County DEEDWARR
Recvd: 05/18/06 10:21 3 pgs
Fees:18.00 Taxes:556.85
20060518-0058331

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of May, 2006, by and between OLLIE M. SWEATT, UNMARRIED, hereinafter called Grantor, and SOUTHERN LAND ACQUISTIONS, INC., A NEVADA CORPORATION, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, OLLIE M. SWEATT, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto SOUTHERN LAND ACQUISTIONS, INC., A NEVADA CORPORATION, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 709 ROOSEVELT AVE. & ~~709~~ 297 SCALF DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

Ollie M. Sweatt
OLLIE M. SWEATT
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, OLLIE M. SWEATT, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **TENNESSEE, this** 8th **day of May, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

SOUTHERN LAND ACQUISTIONS, INC.
4515 Harding Pk
Nashville, TN 37205

Property Address:

297 ons
709 ROOSEVELT AVE. & ~~709~~ SCALF DRIVE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:
Tinnon Medley
2433 Tinnin Rd
Goodlettsville TN 37072

Map & Parcel #: MAP 43-6, PARCELS 346 & 347

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **150500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of **May, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7803

EXHIBIT 'A'

TRACT 1: 297 Scalf Drive

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lots 3 and 4 of the resubdivision of Lots 9 and 23, Anderson Estates, as of record in Book 5190, page 661, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ollie M. Sweatt, unmarried, by Warranty Deed from John L. Lackey and Beverly T. Lackey, husband and wife, of record in Book 10163, page 666, Register's Office for Davidson County, Tennessee.

TRACT 2: 709 Roosevelt Avenue

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lots 3 and 4 of the resubdivision of Lots 9 and 23, Anderson Estates of record in Book 5190, page 661, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to OLLIE M. SWEATT, UNMARRIED, by Warranty Deed from JOHN L. LACKEY AND WIFE, BEVERLY T. LACKEY, of record in BOOL 10163, PAGE 652, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (Map 43-6, Parcel 346).
2. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (Map 43-6, Parcel 347).

3. All matters as set forth on the Plan of Resubdivision of Lots 3 and 4 of the Resubdivision of Lots 9 and 23, Anderson Estates of record in Plat Book 5190, page 661, said Register's Office, which plan includes a 100-foot wide T.V.A. easement; a 20-foot minimum building setback line from Scalf Drive; a 10-foot water easement along the easterly line; a 10-foot public utility and drainage easement along the westerly line; and a 5-foot water easement along the northerly line. (Tract 1)

4. All matters as set forth on the Plan of Resubdivision of Lots 3 and 4 of the Resubdivision of Lots 9 and 23, Anderson Estates of record in Plat Book 5190, page 661, said Register's Office, which plan includes a 100-foot wide T.V.A. easement; a 20-foot minimum building setback line from Scalf Drive; a 10-foot minimum building setback line from Roosevelt Avenue; a 10-foot public utility and drainage easement along the westerly line line; and a 10-foot water easement along the southerly and easterly line. (Tract 2)

5. Overhead line easement of record in Book 5974, page 530, said Register's Office. (Tract 1 & 2)