THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 24733N

MAP/GROUP/PARCEL: 107-9-A/16CO

NEW OWNER'S NAME AND ADDRESS:
JOHN D DENTON
1106 McGavock Pike
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 07/18/06 08:49 2 pgs
Fees:13.00 Taxes:90.65
20060718-0086116

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES S SWEENEY, SR., a single man, hereinafter called Grantor, does hereby transfer and convey unto, JOHN D DENTON, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 1043, Building B on the plan of Castlewood Condo Apartments, according to the Master Deed of record in Book 4750, page 426, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 1043 HAROLD DRIVE, Nashville, TN 37217.

BEING the same property conveyed to Grantor herein by deed of record in Book 11364, Page 542, 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 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 SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S SWEENEY, SR. with whom I am personally acquainted, and who acknowledged that he 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 13th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $24,500.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY