Davidson County DEEDWARR
Recvd: 08/17/06 08:37 2 pgs
Fees:13.00 Taxes:1202.50

20060817-0101209

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 26L-080152

MORTGAGEE:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Affiant

Sworn to and subscribed before me on this the 14th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 4-22-09

Address New Owner:	Send Tax Bills to:	Map-Parcel
Swett's Investments, LLC	Same as Owner	135-0 0 378.00 and 350.00
2801 Clifton Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **OLD HICKORY CREDIT UNION**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SWETT'S INVESTMENTS, LLC**, a Tennessee Limited Liability Company, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, in Canter Chase Commercial and being described as follows:

Tract No. 1: BEING Lot No. 2 on the Plan of Canter Chase Commercial, as of record in Book 6900, Page 503, Registers' Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to OLD HICKORY CREDIT UNION by Special Warranty Deed dated October 10, 2001, and executed by MELANIE BURRESS, Individually and as Executrix of the Estate of Myrtle T. Ezell; MARK R. BURRESS, husband of Melanie Ann Turner Burress; A. EDWARD TURNER and wife, ROWENA TURNER; CHERYL LYNN TURNER FEWELL and husband, RICHARD G. FEWELL; and JACQUELYN MARIE TURNER HARRELL and husband, GARY HARRELL and recorded as Instrument No. 20011103-0120318, said Register's Office.

Tract No. 2: LAND in Davidson County, TN, being Lot No. 1 as shown on the Plan of the Resubdivision of Lot No. 1 of Canter Chase Commercial of record in Book 6900, Page 830, said Registers' Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to OLD HICKORY CREDIT UNION by Special Warranty Deed dated October 12, 2001, and executed by KS REALTY and recorded as Instrument No. 20011103-0120317, said Register's Office.

This is unimproved property known as 1911 and 1909 Murfreesboro Pike, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our) hand(s) this the 15 day of August, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OLD HICKORY CREDIT UNION

By: Bonnette A. Dawson
Bonnette A. Dawson, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared BONNETTE A. DAWSON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be President or other officer authorized to execute the instrument of the OLD HICKORY CREDIT UNION, the within named bargainor, a corporation, and that Bonnette A. Dawson, as such President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by herself as President.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 15 day of August, 2006.

Ragena Richardson
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: May 26, 2010

RAGENA RICHARDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN