THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 25345R

Davidson County DEEDWARR
Recvd: 09/20/06 14:32 2 pgs
Fees:13.00 Taxes:259.00
20060920-0116672

MAP/GROUP/PARCEL: 084-01-0-021.00

NEW OWNER'S NAME AND ADDRESS:
BILLY DEVASHER
435 Cumberland Hills Drive
Hendersonville, TN. 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES S. SWEENEY SR., hereinafter called Grantors, does hereby transfer and convey unto, BILLY DEVASHER, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 of the R.F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E.S. Weaver et ux, by deed of record in Book 2032, page 195, said Register's Office; thence along the South line of said property, North 88 deg. 30' West 180 feet to a bolt set in concrete; thence along the East line of the J. C. Barbour property by deed of correction from E.S. Weaver and wife, of record in Book 3163, page 375, said Register's Office, South 1 deg. 30' West 108.00 feet to an iron pin, Barbour's new Southeast corner; thence along a fence line, South 82 deg. 37' East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1 deg. 30' East 130.5 feet to the beginning.

The subject property is improved property known as 1410 ROSEBANK AVENUE , Nashville, TN 37206.

BEING the same property conveyed to Grantor herein by deed of record in Book 10552, Page 388, 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 seized and possessed of said land in fee simple, 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 themselves, 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 18th day of September, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $70,000.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of September, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006