Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $81,900.00 .

Affiant

Subscribed and sworn to before me this 20th day of September, 2006.

Notary Public
My Commission Expires 2/3/10

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-0570

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eugenia Sweeney	First Franklin a div of National City	71-11
1425 Stainback Avenue	2160 North First St.	258.00
Nashville, TN 37207	San Jose, California 95131	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **James Edward Underwood**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eugenia J. Sweeney**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Highland Hills Subdivision as of record in Plat Book 1130, page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ACUI, LLC by quitclaim deed from Ed Underwood of record in Book 9947, page 863, Register's Office for Davidson County, Tennessee, now vested in James Edward Underwood, Successor in Interest to ACUI, LLC, by instruments of record in 19991229-0308475 and 19991229-0308476, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1425 Stainback Avenue, Nashville, TN 37207.**

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 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.

Davidson County DEEDWARR
Recvd: 09/26/06 10:26 2 pg:
Fees:13.00 Taxes:303.03

20060926-0118922

Witness my hand this 20th day of September, 2006.

James Edward Underwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James Edward Underwood**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of September, 2006.

Notary Public

My Commission Expires: 4/22/09

