This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 12/21/06 11:52 3 pgs
Fees:18.00 Taxes:1295.00
20061221-0157385

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DAVID S. WEED AND WIFE, LESLIE B. WEED**, hereinafter collectively referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **RICHARD D. SWEENEY AND WILL T. VANCE** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2A ON THE PLAN OF RESUBDIVISION OF LOT 2, ADDITION TO GREEN HILLS OF RECORD IN INSTRUMENT NO. 20061212-0153248, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING PART OF THE SAME PROPERTY CONVEYED TO DAVID S. WEED AND WIFE, LESLIE B. WEED BY WARRANTY DEED OF ARIE MOORE WEST BEAN, WIDOWED DATED SEPT. 2, 1977 AND RECORDED SEPT. 6, 1977 IN BOOK 5193, PAGE 281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: PART OF 117-15-75

This property is known as: **1602 (LOT 2A) OBSERVATORY COURT, NASHVILLE, TN 37215**

Subject to all matters shown on the Plat of record in Instrument No. 20061212-0153248, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 15th day of December, 2006.

v David S. Weed
David S. Weed

v Leslie B. Weed
Leslie B. Weed

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David S. Weed and Leslie B. Weed with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2006.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
DAVID S. WEED AND LESLIE B. WEED

Grantee(s) Name, Address, phone:
RICHARD D. SWEENEY
WILL T. VANCE
1607 OBSERVATORY COURT
NASHVILLE, TN 37215

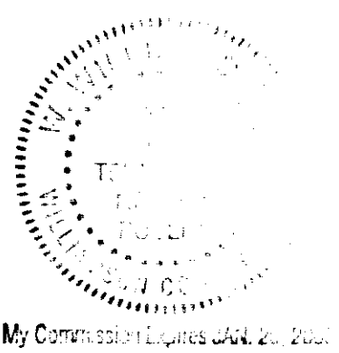
SEND TAX STATEMENTS TO:
GRANTEE
1607 OBSERVATORY CT
NASHVILLE, TN 37215

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$350,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of December, 2006.



(Seal)

David S. Weed
Affiant

DAVID Word
Type or Print Name

Notary Public

My commission expires:

_____

W. Davis
Type or Print Name