Davidson County DEEDWARR
Recvd: 05/29/07 11:19 5 pgs
Fees:28.00 Taxes:185.00
20070529-0063286

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Address New Owner & Send Tax Bills To:

Frank E. Stratton, et al.
2831 Windmere Drive
Nashville, TN 37214

Map & Parcel Number:

74-8/40.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **VIRGINIA SWEENEY** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **FRANK E. STRATTON, JR.,** and wife, **BETTIE STRATTON** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 25th day of May, 2007.

Virginia Sweeney

Virginia Sweeney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Frank E. Shatley Jr.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2007.

Kimberly H. Wayman

Notary Public For The State Of Tennessee

My Commission Expires: 5/23/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Sweeney, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 25th day of May, 2007.

Jean Johnson

Notary Public For The State Of Tennessee

My Commission Expires: My Commission Expires May 30, 2007

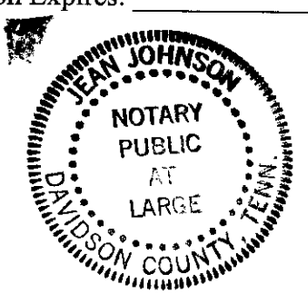


Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 789 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 789 fronts 80.00 feet on the westerly side of Bonnavent Drive and extends back between lines, 150.45 feet on the northerly side and 150.60 feet on the southerly side, to a dead line, measuring 80.00 feet.

Being the same property conveyed to Virginia Sweeney by deed from James May, of record as Instrument No. 20070426-0049896, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7031 Bonnavent Drive, Hermitage, Davidson County, Tennessee 37076.

Exhibit B

Exceptions

1. Easements, notes and other matters shown on the plat of Hermitage Hills Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

2. 2007 property taxes, which are being prorated and are being assumed by Grantees.

3. Easements for utilities serving the property.