WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P-AH-08-4342

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Sweat	New Owner (NAME)	
4342 Enchanted Circle (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	069-02-041.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WELCOME MAT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT SWEAT AND WIFE, ROSIE SWEAT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, page 27, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Welcome Mat, LLC by deed from The Estate of Joe Louis Neal, dated May 30, 2008 and filed of record as Inst. No. 20080708-0070064, Register's Office for Davidson County, Tennessee, and Deed of Correction filed in Instrument No. 20080903-0090380, Register's Office for said County. This conveyance is subject to A) 2008 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3700, page 27; Book 3934, page 322, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4342 Enchanted Circle, Nashville, Tennessee 37218-1848
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of August, 2008.

Welcome Mat, LLC

BY: _____

_____

Davidson County DEEDWARR
Recvd: 09/03/08 14:53 2 pgs
Fees:13.00 Taxes:832.50
20080903-0090381

STATE OF Tennessee
COUNTY OF DAVIDSON

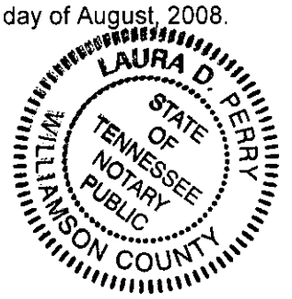
On this the 25th day of August, 2008, before me personally appeared Autumn L. Collins, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Welcome Mat, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



STATE OF Tennessee
COUNTY OF DAVIDSON

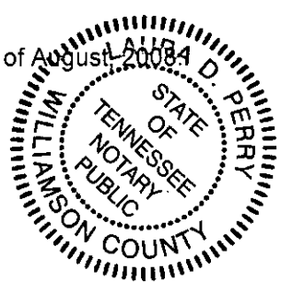
On this the 25th day of August, 2008, before me personally appeared Nick D. Dorroll, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Welcome Mat, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959