JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE 10-4260
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

James S Sweeney III
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2010.

Janis L Duree
Notary Public Janis L. Duree
MY COMMISSION EXPIRES: 3/15/2010

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, P.O. Box 118, Hendersonville, TN 37077

NAME	ADDRESS
Address New Owner(s) as Follows: James S. Sweeney, III	Send Tax Bills To: Owner
(Name) P.O. Box 2495	(Name)
(Street Address or Route Number) Hendersonville, TN 37077	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): Map 83-5/Parcel 53

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, I/WE, Elouise Dantzler, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Sweeney, III, unmarried, and Patricia M. Sweeney, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 22, Block "A", Eastwood Additon of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elouise Dantzler, unmarried, by deed dfrom First Americana National Bank of Nashville, by deed of record in Book 6656, page 660, Register's Office for Davidson County, Tennessee.

This is improved property known as 1035 Chicamauga Avenue, Nashville, TN 37206.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 24th day of February, 2010.

Seller
Elouise Dantzler
Elouise Dantzler

BILL GARRETT, Davidson County
Trans:T20100011956 DEEDWARR
Recvd: 03/01/10 14:02 2 pgs
Fees:13.00 Taxes:111.00
20100301-0015451

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, the within named Elouise Dantzler, unmarried, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2010.

My commission expires 3/15/2010

Notary Public: Janis L. Duree

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY