THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17909**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00 Affiant Subscribed and sworn to before me this 11th day of MAY, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. George D. Smith 1207 Nichol Lane Nashville, TN 37205	Suntrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 130-9 PAR 127 FB 07DZ 31085

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS A. SWAIN AND WIFE, LISA H. SWAIN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GEORGE D. SMITH, JR. AND WIFE, JULIANE CONLEY SMITH ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1207 NICHOL LANE, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of MAY, 2001.

THOMAS A. SWAIN

LISA H. SWAIN

Davidson County DEEDWARR
Recvd: 05/15/01 13:12 2pgs
Fees:11.00 Taxes:1887.00

20010515-0050197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THOMAS A. SWAIN AND WIFE, LISA H. SWAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of MAY, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15, Block 4 on the Plan of The Highlands of Bellemeade, as of record in Plat Book 547, page 180, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas A. Swain and wife, Lisa H. Swain by deed from Frank C. Herrington and wife, Adelaide Fowler Herrington of record in Book 7972, page 237, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 6288, page 460; and (3) All matters appearing on the Plan of record in Plat Book 547, page 180, said Register's Office.