RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $88,500.00.

AFFIANT

Sworn to and subscribed before me this 25th day of May, 2001.

NOTARY PUBLIC

My commission expires: Exp. 07/27/2002

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Map & Parcel No. 117-15-O-A-136.00 CO

Address of New Owner:
Adam Ryan Swallows
1900 Richard Jones Road, #K-4
Nashville, TN 37215

Send Tax Notices To:
Same

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JERRY L. CLIFFT, a single person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto ADAM RYAN SWALLOWS, a single person, hereinafter referred to as Grantee, his heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 1900 Richard Jones Road, Unit K-4, Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 5200, page 64, in the Register's Office for Davidson County, Tennessee; to Master Deed and By-Laws of record at Book 5304, page 702, and Book 5304, page 745, as amended at Book 7841, page 557, in said register's office; to easement by M.C. Morris and Sidney Averbuch, dedicated by instrument of record at Book 4320, page 896, in said register's office; to easement granted to Metropolitan Government for sanitary sewers and/or storm drainage of record at Book 3879, page 569, in said register's office; and to the 2001 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said JERRY L. CLIFFT has hereunto set his signature, this 25th day of May, 2001.

JERRY L. CLIFFT

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 JERRY L. CLIFFT, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal on office, this 25th day of May, 2001.

My commission expires: _____

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

NOTARY PUBLIC

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 05/29/01 10:47 2pgs
Fees:11.00 Taxes:327.45

20010529-0055081

Attachment "A": Legal Description.
Jerry L. Clifft.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium apartment in Davidson County, Tennessee, being Parcel #136, being also Unit No. K-4 on the plan of Green Hills Terrace recorded in Book 5200, page 64, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jerry L. Clifft, a single person, by Warranty Deed from Marilynn Dalton, now known as Marilynn D. Berridge and spouse, Joe Berridge, dated November 12, 1993, recorded November 17, 1993, of record in Book 9155, page 452, Register's Office for Davidson County, Tennessee.

_____
Initials