THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 221,000.00

Thomas Ellison
Affiant

Davidson County DEEDWARR
Recvd: 11/29/01 13:47 2pgs
Fees:13.00 Taxes:817.70
20011129-0130759

Subscribed and sworn to before me, this 28th day of November, 2001

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT SWANN 1511 Sweetbriar Avenue Nashville, Tennessee 37212	PULTE MORTGAGE CORPORATION 7475 S. Joliet Street Englewood, Colorado 80112	MAP 117-4 PARCEL 113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY ONE THOUSAND AND NO/100-- ($ 221,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, SANDRA LYNN MOSS SEARS, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT SWANN AND THOMAS ELLISON, BOTH UNMARRIED, as Joint Tenants with Rights of Survivorship 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 the westerly 50.0 feet of Lot No. 106 on the Plan of Belmont Land Company's Plan of Lots as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the southerly side of Sweetbrier (or Sweetbriar) Avenue and runs back between parallel lines 301.0 feet to a dead line.

BEING the same property conveyed to Tommie L. Moss, widow, by deed from James Clarke Harris and wife, Jean M. Harris, of record in Book 4200, page 980, Register's Office for Davidson County, Tennessee; the said Tommie L. Moss having since died and by her Last Will and Testament of record in Will Book 234, page 616, in the Probate Court Clerk's Office for Davidson County, Tennessee, (Seventh Circuit Court for Davidson County, Probate Division) devised subject property to Sandra Lynn Moss; the said Sandra Lynn Moss having since married and is now known as Sandra Lynn Moss Sears.

This is improved property known as 1511 Sweetbriar Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Plan of Lots of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 28th day of November, 2001.

SANDRA LYNN MOSS SEARS

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 SANDRA LYNN MOSS SEARS, 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 official seal this 28th day of November, 2001.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public