PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **June, 2002, by and between WILLIAM P. TRAMEL, A MARRIED MAN, hereinafter called Grantor, and BRIAN G. SWORD and MARITZA R. SWORD, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM P. TRAMEL, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto BRIAN G. SWORD and MARITZA R. SWORD, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2984 MCGAVOCK PIKE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

MADGE TRAMEL, wife of WILLIAM P. TRAMEL, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

William P Tramel
WILLIAM P. TRAMEL, A MARRIED MAN
Signature of Seller

Madge Tramel
MADGE TRAMEL
SIGNATURE OF SELLER SPOUSE

Davidson County DEEDWARR
Recvd: 07/05/02 14:15 3pgs
Fees:18.00 Taxes:765.90
20020705-0081239

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM P. TRAMEL, JOINED BY HIS WIFE, MADGE TRAMEL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **June, 2002.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

BRIAN G. SWORD and MARITZA R. SWORD, HUSBAND AND WIFE

2984 MCGAVOCK PIKE
NASHVILLE, TN 37214

Property Address:

2984 MCGAVOCK PIKE
NASHVILLE, TN 37214

Person Responsible for Taxes:

Volunteer Trust Mortgage Corp.
301 S. Perimeter Park Dr, Ste 125
Nashville, TN 37211

Map & Parcel #: MAP 73-16, PARCEL 63

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$207,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Brian G. Sword
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **June, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 15, on the plan of Two Rivers Subdivision, as of record in Plat Book 3600, Page 65, and amended by Book 3795, Page 799, said Register's Office, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to WILLIAM P. TRAMEL, A MARRIED MAN, by Deed in Lieu of Foreclosure from BILLIE R. FILLMORE, of record in Deed Book 8832, Page 591, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 73-16, PARCEL 63).

2. Deed of Conveyance of water main, of record in Book 3830, page 250, said Register's Office.

3. Sewer Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville and Davidson County Tennessee, of record in Book 6686, page 381, said Register's Office.

4. All matters as set forth on the Plan of Two Rivers Subdivision, of record in Plat Book 3600, Page 65 and as amended in Book 3795, page 799, said Register's Office, which plan includes a 40-foot minimum building setback line from McGavock Pike; a 10-foot public utility and drainage easement along the northerly lot line; and a 50-foot public utility and drainage easement along the rear lot line.