SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

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 **August, 2002, by and between BETTYE JAKES, AN UNMARRIED WOMAN, and JOHN GUILL MCELLAND, *AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantors, and LINDA SWAFFORD, AN UNMARRIED WOMAN, hereinafter called Grantee.**

*McCLELLAND

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, BETTYE JAKES, AN UNMARRIED WOMAN, and JOHN GUILL MCELLAND, *AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Grantors, do hereby bargain, sell, transfer and convey unto LINDA SWAFFORD, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, her 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 Grantors 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. *McCLELLAND

This is improved property known as 279 CUMBERLAND CIRCLE, NASHVILLE, TN 37214.

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

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 09/11/02 09:50 3pgs
Fees:18.00 Taxes:555.00

20020911-0110469

BETTYE JAKES
Signature of Seller

John Guill McClelland
By his attorney in fact Bettye Jakes

JOHN GUILL MCELLAND BY HIS ATTORNEY-IN- *McCLELLAND
FACT, BETTYE JAKES
Signature of Seller

STATE OF TENNESSEE:

COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, BETTYE JAKES, to me known to be the person who executed the foregoing instrument on behalf of JOHN GUILL MCELLAND*, and acknowledged that she executed the same as the free act and deed of the said JOHN GUILL MCELLAND* pursuant to that certain Limited Power of Attorney to Sell Real Estate of record in Instrument No. 20020911-0110468, Register's Office for Davidson County, Tennessee.

*McCLELLAND

Witness my hand and official seal at Brentwood, Tennessee, on this the 28th day of August, 2002.

Notary Public

My Commission expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, BETTYE JAKES, the within named 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, at office, this **28th** day of August, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

LINDA SWAFFORD, AN UNMARRIED WOMAN

279 CUMBERLAND CIRCLE
NASHVILLE, TN 37214

Property Address:

279 CUMBERLAND CIRCLE
NASHVILLE, TN 37214

Person Responsible for Taxes:

Map & Parcel #: MAP 96-5, PARCEL 60

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$150,000.00** 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.

Affiant

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

Notary Public

My Commission Expires: 5/24/05

RETURN TO:

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

EXHIBIT 'A'

BEING Lot #D fronting at the junction of Bluefields Avenue and Cumberland Circle in Bluefields, said Lot #D being a re-subdivision of Lots 45, 46, 47, and 48 on the Plan of Bluefields as of record in Book 843, page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BETTYE JAKES, JOHN GUILL McCLELLAND and MINNIE LEE McCLELLAND ORTERY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from MINNIE LEE McCLELLAND ORTERY, of record in INSTRUMENT NO. 20020208-0017621, Register's Office for DAVIDSON, Tennessee, the said MINNIE LEE McCLELLAND ORTERY having sinced died on 2-12-02, the property vested in the remaining joint tenants, BETTYE JAKES AND JOHN GUILL McCLELLAND, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 96-5, PARCEL 60).

2. All matters as set forth on the Plan of Bluefields, of record in Plat Book 843, page 16, said Register's Office.