Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030050

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sam Kelton, Jr. and wife, Claudette B. Kelton** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Mike Swallows, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a part of the S.W. Berger Home Place shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of said Berger Home Place, as of record in Book 547, Page 106, said Register's Office and being Lot No. 2 on the Map of R. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement plan of record in Book 1730, Page 6, said Register's Office.

Said Lot No. 2 fronts 60 feet on the easterly side of Leonard Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Sam Kelton Jr. and wife, Claudette B. Kelton by Warranty Deed from A.D. Corlew and wife, Geraldine Corlew dated December 21, 1961, recorded January 15, 1962, in Book 3338, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of February, 2003.

Sam Kelton Jr.
Sam Kelton, Jr.

Claudette Kelton by Jean Caswell, Attorney in Fact
Claudette B. Kelton

Davidson County DEEDWARR
Recvd: 02/26/03 10:18 2pgs
Fees:13.00 Taxes:851.00
20030226-0025386

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sam Kelton, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 21 day of February, 2003

Holly Leigh Grant
Notary Public

My Commission Expires: 5.22.04

ACKNOWLEDGEMENT FOR WARRANTY DEED WHICH IS BEING SIGNED BY POWER OF ATTORNEY (ATTORNEY-IN-FACT)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jean Kelton Carroll** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to me know to be the person who executed the foregoing instrument on behlf of **Claudette B. Kelton** and who acknowledged that she executed the same as her free act and deed of the said **Claudette B. Kelton**.

WITNESS my hand and official seal, this 21 day of February, 2003

Holly Leigh Grant
Notary Public

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brittney Roland
Affiant

Subscribed and sworn to before me this 21 day of February, 2003.

Holly Leigh Grant
Notary Public

My Commission Expires: 5.22.04

MAP AND PARCEL NUMBERS: 104-13-84.00

ADDRESS NEW OWNER: Mike Swallows
208 Leonard Ave
Nash TN 37205

208 Leonard Avenue
Nashville, TN 37205

SEND TAX BILLS TO THE SAME ADDRESS