STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-10-07

(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rodney Van Swearingen | First Horizon Home Loans D/B/A First Tennessee Home Loans | 146-16-100 |
| (NAME) 476 Manley Drive | (NAME) 111 Westwood Place Ste 109 | |
| (ADDRESS) Nashville, TN 37220 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MARK WESLEY NICHOLAS AND WIFE, MOLLY N. NICHOLAS,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RODNEY VAN SWEARINGEN AND WIFE, TIFFANY NICOLE SWEARINGEN,**

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:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Wesley Nicholas and wife, Molly N. Nicholas by deed from Jana Buse of record in Instrument Number 20010302-0020044, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved X property, known as 476 Manley Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of July, 2003.

Mark Wesley Nicholas by his attorney in fact Molly N. Nicholas
Mark Wesley Nicholas

Molly N. Nicholas
Molly N. Nicholas

Davidson County DEEDWARR
Recvd: 08/27/03 13:36 2pgs
Fees:13.00 Taxes:632.70

20030827-0124546

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Molly N. Nicholas, the bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 31st day of July, 2003

Commission expires: 3/10/07

Brenda R Lehman
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Molly N. Nicholas, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Mark Wesley Nicholas, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Mark Wesley Nicholas. WITNESS my hand and Notarial Seal this 31st day of July, 2003.

Brenda Lehman
Notary Public

My Commission Expires 3/10/07