This Instrument Prepared by
BROKERS ESCROW SERVICES, INC.
P. O. BOX 140255
211 DONELSON PIKE, SUITE 2
NASHVILLE, TENNESSEE 37214

Davidson County DEEDQC
Recvd: 06/04/04 10:34 2pgs
Fees:17.00 Taxes:0.00
20040604-0065986

Send tax bill to New Owner:
Ernest & Betsy Swoner
728 Cameo Dr.
Nashville, Tn 37211

MORTGAGEE:
Bank of the South

MAP **183-00 0**
PARCEL **067.00**

QUITCLAIM DEED

For and in consideration of love and affection and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **Ernest Michael Swoner and wife, Betsy Anne Swoner** by these presents **Ernest Michael Swoner** does hereby quit claim, grant and convey unto, David Waynick , Trustee, his successors and assigns, all of our right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 13 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Burkitt's Tract No. 12; on the West by Burkitt's Tract No. 4; on the South by Burkitt's Tract No. 14; on the East by Battle Road.

Commencing at a point in the west margin of Battle Road; said point being Huffman's northeast corner; thence with the west margin N 34 degrees 35' W 513 feet to the point of beginning; thence with a new staked line N 83 degrees 10' W 1223 feet to an iron pin; thence N 6 degrees 45' E 197 feet to an iron pin; thence with a new staked line S 84 degrees E 1122 feet to an iron pin the west margin of Battle Road; thence with the west margin of Battle Road with the two following calls S 6 degrees 45' W 85 feet and S 34 degrees 35' E 154 feet to the point of beginning,containing 5.23 acres, more or less.

Being the same property conveyed to Ernest Michael Swoner by deed from Joe H. Hooper and wife, Rebecca F. Hooper dated November 1, 1995, of record in Book 9849, page 371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 348 Battle Road, Antioch, Tennessee, 37013

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 14th day of May , 2004.

Notary Public

My Commission Expires
June 26, 2005

And now, I, the said David Waynick , Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **Ernest Michael Swoner and wife, Betsy Anne Swoner** , all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of May, 2004.

Ernest Michael Swoner

David Waynick, Trustee

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 **Ernest Michael Swoner**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of May , 2004.

Notary Public

My commission expires:

My Commission Expires
June 26 2005

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 David Waynick, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of May , 2004.

Notary Public

My Commission Expires
June 26, 2005