This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 9th of July, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 07/13/04 15:43 2pgs
Fees:13.00 Taxes:1017.50

20040713-0083544

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kurt R. Swauger 2838 Sugartree Rd Nashville, TN 37215	SunTrust Mortgage, Inc. 201 4th Ave., 7th Floor Nashville, TN 37219	117-09-0-86.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas Woodard and wife, Caroline Woodard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kurt R. Swauger, Unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Woodmont Estate, No. 2, of record in Book 1130, Page 99, Register's Office for said County.

Said Lot No. 25 fronts 100 feet on the northerly side of Sugartree Road and extends back 257 feet on the easterly line and 236.6 feet on the westerly line to a dead line in the rear on which it measures 107 feet.

Being the same property conveyed to Thomas Woodard and wife Ann H. Woodard, by deed of record in Book 3791, Page 222, Register's Office for Davidson County, Tennessee.

The said Ann H. Woodard having since deceased.

THIS IS IMPROVED PROPERTY KNOWN AS 2838 Sugartree Rd, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th of July, 2004.

Thomas Woodard

Caroline Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Woodard and Caroline Woodard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th of July, 2004.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires November 27, 2004