Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Aaron Sandberg
4047 Mills Rd.
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
1600 Parkwood Circle
Atlanta, GA 30339

MAP **97**
GROUP
PARCEL **65.01**

Davidson County DEEDWARR
Recvd: 11/22/04 12:34 2pgs
Fees:13.00 Taxes:518.00
20041122-0139748

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas V. Swafford and wife, Linda F. Swafford** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Aaron Sandberg and Amanda Sandberg, husband and wife** 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, described according to a survey from John Kohl, dated June 7, 1988, as follows:
> Beginning at a point in the center line of Mill Road at the southwest corner of the Bennie Hilton tract; thence, in an easterly direction 294 feet to a point; thence, southerly, 180 feet to a point; thence, westerly, 294 feet to a point in the center line of Mill Road; thence, following said center line 180 feet in a northerly direction to the point of beginning, also described by deeds of record in Book 3796, page 918, and Book 4889, page 244, said Register's Office.
>
> Being the same property conveyed to Thomas V. Swafford and wife, Linda F. Swafford by deed from Howard Lee Moore and wife, Bessie C. Moore of record in Book 7601, page 769, 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 2005 and subsequent years.

This is improved property known as 4047 Mills Rd., Hermitage, Tennessee 37076.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 18th day of November, 2004.

Thomas V. Swafford

Linda F. Swafford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas V. Swafford and wife, Linda F. Swafford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of November, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of November, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 5/29/2005