Return to: First Title and Escrow Comapny, Inc.
File Number 23714

Davidson County DEEDWARR
Recvd: 12/30/04 11:44 2 pgs
Fees:13.00 Taxes:1306.10

20041230-0154691

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stephen H. Price	First Horizon Home	131-06-0-C-052.00 CO
65 Ravenwood Hills Circle	2525 West End Ave.	
Nashville, TN 37215	Nashville, TN 37203	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jeffery W. Swink and wife, Esther C. Swink,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Stephen H. Price, unmarried,** (The "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Revised Plan of Burton Hills Village of Ravenwood, Tract 20, a portion of Zoned Lot II, of record in Book 6900, page 363, Register's Office for Davidson County, Tennessee, as amended in Book 7436, page 795, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffery W. Swink and wife, Esther C. Swink, by deed from Debra St. George, of record in Book 10529, page 45, said Register's Office.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2005 and subsequent years.
2. Matters shown on the Plan of record in Book 6900, page(s) 363, as amended in Book 7436, page 795, said Register's Office.
3. Declaration of Covenants, conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7071, page 460, as amended in Book 7146, page 183, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 6326, page 588, said Register's Office.
5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, and Book 7146, page 188, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in book 3702, page 250, said Register's Office.
7. Subject to maximum square foot allocation of record in Book 7147, page 421, said Register's Office.

This is improved property commonly known as 65 Ravenwood Hills Circle, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $353,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 2004.

Notary Public

My Commission Expires: JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of December, 2004.

JEFFERY W. SWINK

ESTHER C. SWINK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jeffery W. Swink and Esther C. Swink, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2004.

Notary Public

My Commission Expires: JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08