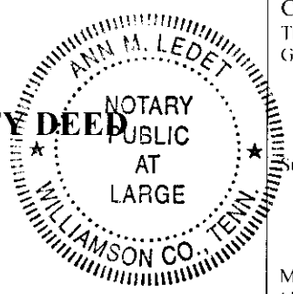
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Georgette R. Kennedy
Affiant

Subscribed and sworn to before me, this 13th day of January, 2005

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/20/05 13:34 2 pgs
Fees:13.00 Taxes:836.20

20050120-0007508

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Swinea	New Owner	160-3
(NAME)	(NAME)	(MAP)
512 Dillard Court		142
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William Guy Carver, Trustee of the Carver Joint Revocable Living Trust Agreement u/a/d August 31, 1998, and any successors in Trust, and any amendments thereto, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jerry Swinea and wife, Amy C. Swinea, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 34, on the Plan of Section 7, Brentview Hills, of record in Plat Book 4175, page 89, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to William Guy Carver and wife, Jo Ann Carver, by deed from Dunn and Dunn Construction Company, a partnership composed of N. C. Dunn, Jr. and W. E. Dunn, dated September 11, 1972, of record in Book 4636, page 642, and further conveyed to William Guy Carver and wife, Jo Ann M. Carver, Trustees of the Carver Joint Revocable Living Trust Agreement U/A/D Aug 31, 1998 and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from William Guy Carver and wife, Jo Ann Carver, Individually, dated August 31, 1998, of record in Book 11123, page 93, all in the Register's Office for Davidson County, TN. The said Jo Ann M. Carver has since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 512 Dillard Court, Nashville, Tennessee 37220

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 13th day of January, 2005.

William Guy Carver, Trustee
by William Allen Carver, Atty-in-fact

William Guy Carver, Trustee
By: William Allen Carver, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Allen Carver with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged to be the Attorney in Fact for William Guy Carver, Trustee, the within named bargainor(s), and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), William Guy Carver, Trustee, the bargainor(s), by the said, William Allen Carver, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of January, 2005.

Notary Public

My Commission Expires: 9/25/08

