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

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

ADDRESS NEW OWNER:
Ginger E. Powell
2872 Sugartree Rd.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
2021 N. Gallatin Road, Suite 280
Madison, TN 37115

MAP **117**
GROUP **9**
PARCEL **78**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William H. Swiggart, III and Jane H. Swiggart, Trustees of the William and Jane Swiggart Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ginger E. Powell, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Woodmont Estates, Number 2, of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to William H. Swiggart, III and Jane H. Swiggart as Trustees of the William and Jane Swiggart Trust by Quitclaim deed from William H. Swiggart III and wife, Jane H. Swiggart of record in Book 10133, page 715, 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 2872 Sugartree Rd., Nashville, Tennessee 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 GRANTEE,her heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 02/14/05 09:52 2 pgs
Fees:13.00 Taxes:1128.50
20050214-0016301

WITNESS our hands this the 11th day of February, 2005.

William H. Swiggart, Trustee

William H. Swiggart, III, Trustee of the William and Jane Swiggart Trust

Jane H. Swiggart, trustee

Jane H. Swiggart, Trustee of the William and Jane Swiggart Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for said Coutny and State, **William H. Swiggart, III and Jane H. Swiggart, Trustees of the William and Jane Swiggart Trust,** 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 11th day of February, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $305,000.00

AFFIANT

Subscribed and sworn to before me on this 11th day of February, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE