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This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Robert & Pier Briley
4032 Russellwood Drive
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 03/09/05 13:52 2 pg
Fees:13.00 Taxes:1263.81
20050309-0026300

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 180
Brentwood, TN 37027

MAP 132-1
CTRL MAP
GROUP
PARCEL 128

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Sara Alene Swaney, a widow,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert Briley and wife, Pier Briley**, 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, being all of **Lot No. 75, Rolling Meadows**, according to survey and plat of same appearing of record in Plat Book 1424, page 98 and 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 Donald A. Swaney and wife, Sara Alene Swaney, by warranty deed from Martha C. Giles, a widow who has not remarried, appearing of record in Book 7045, page 935, Register's Office for Davidson County, Tennessee. The said Donald A. Swaney predeceased his wife leaving Sara Alene Swaney as the surviving tenant by the entirety.

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. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **4032 Russellwood Drive, Nashville, Tennessee 37204.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her 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. Whereever 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 **7th** day of **March, 2005.**

Sara Alene Swaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sara Alene Swaney, a widow**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of March, 2005.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 10/20/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $341,571.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE