After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

05TN07395
05TN07397

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$153,000.00~~ 155,000.00 BA

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of October, 2005.

Notary Public

My Commission Expires: 11/4/06

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 4, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/02/05 14:33 2 pgs
Fees:13.00 Taxes:573.50
20051102-0132712

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin Collins Swanson
4948 Yorkshire Road
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
161-10-0-A-219.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Z. Dalu and wife, Mary Olivia Titus-Dalu hereinafter referred to as Grantors, hereby transfers and conveys to Benjamin Collins Swanson, unmarried hereinafter referred to as 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, TN, Being Lot No. 324 on the Plan of Village of Brentwood, Phase Three, of record in Book 6250, Page 918, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to DAVID Z. DALU, unmarried, by Warranty Deed from DAVID H. ARNHOLTER, unmarried, of record in Book 10092, Page 12, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4948 Yorkshire Road, Nashville, TN 37211.

[redacted]2080

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of October, 2005.

David G Dala
David Z. Dalu By Henry Ragle HIS ATTORNEY-IN-FACT

Mary Olivia Titus-Dalu
Mary Olivia Titus-Dalu By Henry Ragle HER ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **HENRY RAGLE**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 28 day of October, 2005.

Notary Public

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **HENRY RAGLE**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 26 day of October, 2005.

Notary Public

My Commission Expires: 1/4/06