Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 12/01/05 13:52 1 pg
Fees:13.00 Taxes:477.30

20051201-0144566

WARRANTY DEED

Preparer's File #-05K0731

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Emily A. Smith and Jason D. Smith and Julian W. Anderson and Donna W. Anderson	ABN AMRO Mortgage Group, Inc.	75-12-49
1112 Richard Lee Circle	761 Old Hickory Blvd., Suite 401	
Hermitage, TN 37076	Brentwood,TN 37027	

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, MICHAEL R. SWOPE AND JOYCE A. SWOPE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EMILY A. SMITH AND JASON D. SMITH AND JULIAN W. ANDERSON AND DONNA W. ANDERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Located in Hermitage, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 52, on the Revised Plan of Section Four (First Revision) Meadow Tulip Grove, as recorded in Book 9700, page 252, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael R. Swope and Joyce A. Swope by Warranty Deed from U.S Department of Veterans Affairs of record in Instrument No. 200003070023272, executed on 03-02-00 and recorded on 03-07-00, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1112 Richard Lee Circle, Hermitage, Tennessee 37076**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **29th** day of **November**, **2005**:

Michael R. Swope

Joyce A. Swope

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL R. SWOPE AND JOYCE A. SWOPE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 29th day of November, 2005.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06