Davidson County DEEDWARR
Recvd: 03/28/06 11:22 2 pgs
Fees:13.00 Taxes:584.60

20060328-0035131

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Ester Brady
Affiant

Subscribed and sworn to before me, this 24th day of March, 2006.

Notary Public
My commission expires: 10/07/2009

02-0512-44479

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eric S. Smith	New Owner	086-14-0-B 149.00 CO
3520 Greenwood Drive		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Paul Swallows, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric S. Smith, hereinafter called the Grantees, their successors 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 Lot No. 99 on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Pages 738 & 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason Paul Swallows, an unmarried man, by deed from Sandra G. Metker, an unmarried woman, dated May 9, 2005, of record in Instrument No. 20050510-0052642, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3520 Greenwood Drive, Hermitage, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of March, 2006.

Jason Paul Swallows by Annette Louise Swallows, Attorney in Fact

Jason Paul Swallows by Annette Louise
Swallows, 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, the within named Annette Louise Swallows, 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 instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jason Paul Swallows and that she is authorized by Jason Paul Swallows, to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 24th day of March, 2006.

Notary Public

My commission expires: 9/8/09

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075