WARRANTY DEED

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Swain (NAME)	New Century Mortgage Corporation (NAME)	MAP 71-8
2008 Jones Circle (ADDRESS)	18400 Von Karman Suite 1000 (ADDRESS)	PARCEL 111.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Irvine, CA 92612 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Chan McCullough , married *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Swain and wife, Cherie Swain

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:

Property located at: 2008 Jones Cr, Davidson County, Nashville, TN 37207 AND:

Lot No. 189 on the Map of Section 1, Joywood Heights as of record in Plat Book 1130, Page 91, Register's Office Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chan McCullough by deed dated 07-12-05, from Christopher L. Palmer as Successor Trustee, filed for record on 08-10-05, in Instrument No. 200508100094638, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rupert M. Smith by deed dated 3/15/1978 from Robert W. Parkhurst and wife, Sandra H. Parkhurst of record in Book 5006, Page 280, Register's Office Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 1130, page 91, said Register's Office, including any restrictions ancillary thereto and any additional restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

*This property is not the marital residence of Grantors and as such is not subject to any homesteard, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

unimproved ( )
This is improved (X) property, known as 2008 Jones Circle, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 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 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

Chan McCullough

Davidson County DEEDWARR
Recvd: 03/30/06 13:46 2 pgs
Fees:13.00 Taxes:330.41

20060330-0036180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 24th day of March, 2006.

Commission expires 11-27-2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE