Davidson County DEEDWARR
Recvd: 03/31/06 11:21 2 pgs
Fees:13.00 Taxes:432.53

20060331-0036576

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $116,900.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public
My commission expires: 02/24/08

06-0603-72204

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond Swadley	Raymond Swadley	086-08-0-023.00
1448 Autumn Knoll	1267 Hillwood Dr.	
Hermitage TN 37076	Clarksville TN 37040	

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, Frederick Layne Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Raymond Swadley and wife, Roberta C. Swadley, 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. 128, on the Plan of Phase III, Jackson's Retreat, of record in Book 5200, Pages 517 & 518, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick Layne Brown, a single male by deed from Theresa L. Flatt Weber and husband, Glenn I. Weber, dated March 4, 2002, of record in Instrument No. 20020308-0029622, 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 1448 Autumn Knoll, 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 21st day of March, 2006.

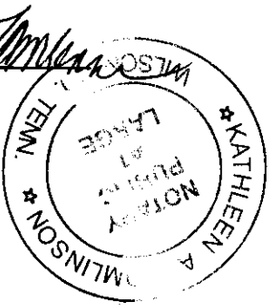
Frederick Layne Brown
By Brian Lee Short, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Brian Lee Short, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Frederick Layne Brown to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN, this 21st day of March, 2006.

Kathleen Tomlinson
Davidson



My Commission expires 02/24/08