Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 144,500.00

Casey Breinig
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01384 EARL SWIFT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Earl M. Swift	Realty Mortgage Corporation	MAP:
707 Barlin Court	181 E. Main Street, Ste 3	Parcel:142-10B 103.00 CO
Nashville, TN 37221	Hendersonville, TN 37075	

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

JASON SCHRAGER, A SINGLE MAN AND JEFFREY JAMES SCHRAGER,AND WIFE, CAROL H. SCHRAGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

EARL M. SWIFT, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 707 Barlin Court, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 28th day of April, 2006.

Jason Schrager

Jeffrey James Schrager By attorney in fact

Carol H. Schrager By attorney in fact

Davidson County DEEDWARR
Recvd: 05/03/06 10:12 2 pgs
Fees:13.00 Taxes:534.65
20060503-0051020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 28th day of April, 2006, before me personally appeared Jason Schrager to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey James Schrager and Carol H. Schrager and acknowledged that he executed the same as the free act and deed of said Jeffrey James Schrager and Carol H. Schrager.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF BELLE POINTE, PHASE III, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JASON SCHRAGER, UNMARRIED AND JEFFREY JAMES SCHRAGER AND WIFE, CAROL H. SCHRAGER BY WARRANTY DEED FROM ERIC SCOTT PALMER, AN UNMARRIED PERSON, RECORDED ON THE 8TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010608-0060617, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Jason Schrager, and Jeffrey James Schrager and Carol H. Schrager pursuant to a power of attorney executed by the same on the 04/21/2006, and being filed for in Instrument # * 20060503-0051018, Register's Office for Davidson County, Tennessee.

* 20060503-0051018
+ 20060503-0051019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Jason Schrager, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 28th day of April, 2006.

Notary Public_____

My Commission Expires: _____

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 14, 2009