THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25313-04-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 16th day of May, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Erik Swanson 6748 Cold Stream Drive Nashville, TN 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N./7th Floor Nashville, TN 37219	Map No.155.07-0B Parcel No. 37.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter J. Mohler and Nancy L. Mohler, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik Swanson and wife, Kelly M. Swanson**("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6748 Cold Stream Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2006.

Peter J. Mohler

Nancy L. Mohler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peter J. Mohler and Nancy L. Mohler**, 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, at office, this 16th day of May, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/19/06 14:48 2 pgs
Fees:13.00 Taxes:943.50

20060519-0059327

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Poplar Creek Estates, Phase V, Section B-1 Subdivision (The Highlands of Allens Green) as of record in Plat Book 9700, page 716, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Peter J. Mohler and Nancy L. Mohler, husband and wife, by deed dated September 16, 2004 from French River Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20040922-0113745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Highlands of Allens Green Homeowners' Association, Inc. of record in Book 9472, page 824, Book 10425, page 93, Book 11356, page 662, Assignment of Developers Rights of record in Book 11249, page 763 and as Instrument No. 20040524-0060854, Register's Office for Davidson County, Tennessee;
3. Dedication of common area to Highlands of Allens Green Homeowners' Association, Inc. of record in Instrument No. 20030513-0064544;
4. Charter of Incorporation of Highlands of Allens Green Homeowners' Association, Inc. of record in Book 10480, page 807;
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6613, page 533 and Book 6613, page 536;
6. All matters appearing on the Plan of record as Book 9700, page 716;
7. Easement for public water lines of record in Book 4817, page 784; and
8. Storm water detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.