WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Carl Marvin Swart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carl Marvin Swart	Taylor, Bean & Whitaker	Map 44
609 Fowler Street	1417 North Magnolia Ave.	Group 10-0
Old Hickory, TN 37138	Ocala, FL 34475	Parcel 4

FOR AND IN 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

Louise Baker Carter, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carl Marvin Swart and wife, Kristine L. Swart
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:

BEING Lot No. 1, on the Plan of Section I, Rolling Green Subdivision, of record in Plat Book 1424, Pages 75 and 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

INCLUDED BUT SPECIFICALLY EXCLUDED from the above conveyance is the following described property of record in Book 3374, Page 391, said Register's Office, to wit:

BEING part of Lot No. 1 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, a Plan of which is of record in Book 1424, Page 76, Register's Office for said County, and described according to a copy of a survey made July 5, 1961, by Norman Jenkins, Surveyor, as follows:

Beginning at a point on the North margin of Fowler Street at a common corner of the herein conveyed property and the property retained by Carter; thence with the said North margin of Fowler Street North 45 deg. 49' West 100 feet to a point; thence North 40 deg. 56' East 166.3 feet to a point; thence North 44 deg. 37' East 185.5 feet to a point; thence Southeasterly 200 feet to an iron pin; thence southwesterly with the line of Carter 307.4 feet to the point of beginning.

Being the same property conveyed to James Ray Carter and wife, Louise Baker Carter by deed from Gene A. Scott and wife, Gladys Covington Scott, of record in Book 2341, Page 521, Register's Office for said County. The said James Ray Carter now being deceased.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Pages 75 and 76, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 609 Fowler Street, Old Hickory, TN 37138

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.

Davidson County DEEDWARR
Recvd: 07/21/06 10:29 2 pgs
Fees:13.00 Taxes:536.50
20060721-0088164

FILE BOX 45

Witness my hand this 14th day of July, 2006.

Louise Baker Carter

Louise Baker Carter

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 Louise Baker Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2006.

My Commission Expires: 1/24/09

Notary Public

