WARRANTY DEED

AT-20060258

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of October, 2006.

(Affix Seal)

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen Swander Mercy Swander	Countrywide Bank, N. A.	075-11-0 182.00
924 Moleah Court	P. O. Box 660694	
Hermitage, TN 37067	Dallas, TX 75266	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Alexandria Chipe, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen Swander and Mercy Swander, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 104-A, Zone Lot Division of Lots 80 through 101 and 103 through 107, Rachels Square (Commonly known as Colony Downs), Section Two, as of record in Plat Book 6250, page 542, amending Book 5200, page 623-625, 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 Alexandria Chipe, unmarried from William M. Kaludis by Warranty Deed dated March 30, 2001 and recorded April 5, 2001 in Instrument #20010405-0033498, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 4259 Andrew Jackson Parkway, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 17th day of October, 2006

Alexandria Chipe

Davidson County DEEDWARR
Recvd: 10/23/06 09:34 1 pgs
Fees:13.00 Taxes:320.05

20061023-0130865

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Alexandria Chipe , the bargainor(s), 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 Williamson, Tennessee this 17th day of October, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY