STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,725.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of November, 2006.

Notary Public

My Commission Expires: 8/10/10

AMANDA MINOR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/27/06 13:48 2 pgs
Fees:13.00 Taxes:872.18
20061127-0146044

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jacqueline Swartz

4809 Briarwood Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~
ABN AMRO Mortgage Group
2600 W. Big Bear Rd.
Troy, MI 48084

MAP-PARCEL NUMBERS:

14604015200

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James A. Ramsey, Jr., married hereinafter referred to as Grantors, hereby transfers and conveys to Jacqueline Swartz, hereinafter referred to as Grantees, their he irs a nd a ssigns 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. 35 on the plan of Elysian Meadows addition, Section 2 as of record in Book 2663, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ramsey, Jr. by Warranty Deed from Marynell Meadors and Herbert Louis Meadors, Jr., of record in Instrument No. 20020328-0038251, Register's Office for Davidson County, Tennessee, dated March 22, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2663, Page 101, Register's Office of said County.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4809 Briarwood Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 22nd day of November, 2006.

Paige Ramsey joins in the conveyance to convey any and all marital interest she may have in subject property.

James A. Ramsey Jr.

Paige Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James A. Ramsey, Jr. and Paige Ramsey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2006.

Notary Public

My Commission Expires: 10/10/09

