# WARRANTY DEED

BOX 13
# 12468

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2006

Notary Public:

MY COMMISSION EXPIRES:
(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: |
|---|---|---|
| Lonay L. Swanier | Accredited Home Lenders, Inc. | Map 150 |
| 1012 Ainsworth Circle | 15090 Avenue of Science | Group 03-0 |
| Antioch, TN 37013 | San Diego, CA 92128 | Parcel 385.00 |

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

**Thomas R. Fowler and wife, Lisa A. Fowler**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Lonay L. Swanier, a married person**

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. 439, on the Plan of The Country, Section Nine, of record in Book 6900, Pages 285 and 286, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas R. Fowler and wife, Lisa A. Fowler by deed from Phillips Builders, Inc., of record in Book 8478, Page 252, dated October 31, 1991, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6264, Page 656; Book 7402, Page 977; and Book 7404, Page 292, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Book 6900, Pages 285 and 286, 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 1012 Ainsworth Circle, Antioch, TN 37013

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.

Witness our hands this 1st day of December, 2006.

Thomas R. Fowler

Lisa A. Fowler

Davidson County DEEDWARR
Recvd: 12/21/06 11:03 2 pgs
Fees:13.00 Taxes:658.23

20061221-0157321

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 Thomas R. Fowler and Lisa A. Fowler, 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 this 1st day of December, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.