Davidson County DEEDWARR
Recvd: 12/22/06 10:31 2 pgs
Fees:13.00 Taxes:444.00
20061222-0157970

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

E. Ward
Affiant

Subscribed and sworn to before me, this 15th day of December, 2006.

Notary Public
My commission expires: 01/24/09

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

05-0611-63278

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tracy M. Swank 1051 Gwynn Drive Nashville TN 37216	FIRST COMMUNITY MORTGAGE 1610 SOUTH CHURCH ST. MURFREESBORO, TN 37130	61-07-0-135

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald E. Pulley and Linda Davis, heirs at law of Nadine F. Pulley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tracy M. Swank, hereinafter called the Grantees, their successors and assigns, 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. 19, of Block D, on the Plan of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ewing C. Pulley and wife, Nadine F. Pulley by deed from Rudolph Fulghum and wife, Gladys S. Fulghum, dated May 13, 1963, recorded May 13, 1963, of record in Book 3537, Page 545, Register's Office for Davidson County, Tennessee. Ewing C. Pulley having since died on 9/19/1998. Nadine F. Pulley having since died on 11/19/2006.
>
> Nadine F. Pulley and Nadine Fuqua Pulley are one and the same person.
>
> 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.
>
> This property is improved property known as 1051 Gwynn Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2006.

Donald E. Pulley

Linda Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donald E. Pulley and Linda Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 15 day of December, 2006.

Notary Public at Large

My commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008