THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 26619N

Davidson County DEEDWARR
Recvd: 01/12/07 09:04 2 pgs
Fees:13.00 Taxes:736.30
20070112-0005037

MAP/GROUP/PARCEL: 173-11-0-A00.200CO

NEW OWNER'S NAME AND ADDRESS:
TIM BOLGER & MOLLY BOLGER
2004 STANFORD VILLAGE DRIVE
Antioch, TN 37013

SEND TAX BILLS TO:
FIRST HORIZON HOME LOAN CORPORATION DBA
1555 W. WALNUT HILL LANE #200
IRVING, TX 75038

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **EDWARD L SWEENY and wife, RENEE R SWEENY,** hereinafter called Grantors, do hereby transfer and convey unto, **TIM BOLGER and MOLLY BOLGER, husband and wife,** their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Stanford Village, Section One, as shown on plat of record in Plat Instrument Nos. 20000204-0012060 and 20000204-0012061, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 2004 STANFORD VILLAGE DRIVE, Antioch, TN 37013.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020703-0080639, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

EDWARD L SWEENY

RENEE R SWEENY

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, the undersigned authority, **EDWARD L SWEENY and RENEE R SWEENY,** with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 10th day of January, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater for this transfer is $199,000.00.

Rachel Neal
AFFIANT

Sworn to and subscribed before me, this the 10th day of January, 2007.

Julie A. Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES NOV 22 2010

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER