When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

Brandon Pelizzari
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy Lynn Keith (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 25.03
423 Moncrief Avenue (ADDRESS)	P.O. Box 79041 (ADDRESS)	PARCEL 30.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	

FOR AND 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, Jason Swallows and wife, Olivia Bowden Swallows

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy Lynn Keith and wife, Megan Lynn Keith

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 a parcel of land in Goodlettsville, Davidson County, Tennessee, located between the southeasterly and northwesterly legs of Moncrief Avenue and being Lot No. 1 of the resubdivision of Lot No. 45 Moncrief Subdivision, as of record in Plat Book 6200, page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jason Swallows and wife, Olivia Bowden Swallows by Tenancy Deed from Olivia Bowden Swallows of record by Instrument No. 20020911-0110776, Register's Office for Davidson County, Tennessee. Previously having been conveyed by Warranty Deed to Owlivia Bowden from Richard C. Proctor, unmarried, of record in Instrument No. 20010711-0074087 Register's Office for said county.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Olivia Swallows executes this intrument as Attorney-in-Fact on behalf of Jason Swallows pursuant to the power of Attorney recorded in Instrument No. 20070122000813 1, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 423 Moncrief Avenue, Goodlettsville, Tn 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand & this 16th day of January, 2007

Jason Swallows Jason Swallows
By: Olivia Swallows
Olivia Swallows, Attorney-in-fact

Olivia Bowden Swallows

Davidson County DEEDWARR
Recvd: 01/22/07 09:07 2 pgs
Fees:13.00 Taxes:463.61

20070122-0008132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of January, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Olivia Swallows, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Swallows as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Jason Swallows.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of January, 2007

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Olivia Bowden Swallows, the bargainors, 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 Goodlettsville, Tennessee, this the 16th day of January, 2007.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON