WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/07 15:09 2 pgs
Fees:13.00 Taxes:512.45

20070202-0014255

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 138,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-01938 DEVIER NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Charles DeVier and David Jenner	Same	73-7-76.00
2704 Donna Hill Drive	2201 St. Joseph's Court	
Nashville, TN 37214	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEANNE SWINNEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHARLES DEVIER, AN UNMARRIED MAN, AND DAVID JENNER, A MARRIED MAN, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2704 Donna Hill Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of January, 2007.

Jeanne Swinney By: Daryll Keith Swinney, attorney in Fact

Jeanne Swinney
By: Daryll Keith Swinney, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of January, 2007, before me personally appeared Daryll Keith Swinney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeanne Swinney and acknowledged that he executed the same as the free act and deed of said Jeanne Swinney.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of January, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 355 ON THE PLAN OF SUNSET VIEW SUBDIVISION, SECTION VI, AS OF RECORD IN BOOK 2900, PAGES 54 AND 55, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 355 FRONTS 100 FEET ON THE NORTHWESTERLY SIDE OF DONNA HILLS DRIVE AND RUNS BACK 258.2 FEET ON THE SOUTHWESTERLY LINE AND 227.2 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 57.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO GILBERT SWINNEY AND WIFE, JEANNE SWINNEY BY WARRANTY DEED FROM PAUL H. ALLEN AND WIFE, RITA PORTER ALLEN, RECORDED ON THE 15TH DAY OF MARCH, 1978 IN DEED BOOK 5262, PAGE 470, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. GILBERT SWINNEY HAVING SINCE DIED. JEANNE SWINNEY IS ONE AND THE SAME AS WILMA JEANNE SWINNEY.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Jeanne Swinney pursuant to a power of attorney executed by the same on the 07/14/2004, and being filed for in Instrument # 20040720-0086467, Register's Office for Davidson County, Tennessee.