WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 10 DAY OF NOVEMBER, **2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES 4/21/07
(AFFIX SEAL)

TERRY LEO VOLLMER STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
ALLIE L. HOLDER	**SAME**	**094-01-0284.00**
611 SOUTH 14TH STREET		
NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF **$180,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA SWINDLE, WIDOW

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

ALLIE L. HOLDER, A SINGLE PERSON

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

Tract No. 1: Being Lot No. 418 on the Map of Edgefield Land Company's Fourth Addition, of record in Book 57, page 153, Register's Office of Davidson County, Tennessee. Being the same property and undivided interest in which was conveyed to Byron Swindle and Barbara Edwards of record in Book 5150, page 306, in the Register's Office of Davidson County, Tennessee. See Book 8893, page 690.

Tract No. 2: Easement for the benefit of Tract No. 1 above, for the purposes of a right of way for ingress and ingress over, upon, or under the premises described as follows:
That part of an area marked "reserved" on the plan of Shelby Village No. Two, and of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, being part of an area included in City Alley 746, extending across the rear of Lot 418 on the plan of Edgefield Land Company's Fourth Subdivision as recorded in Book 57, Page 153, Register's Office for Davidson County, Tennessee.

The property located at 611 S. 14th Street Nashville, TN 37208, Per the Appraiser Kim Shiney (State Certification # CR-1557) is a single family residence.

Davidson County DEEDWARR
Recvd: 02/16/07 15:32 2 pgs
Fees:13.00 Taxes:666.00
20070216-0020002

Being the same property conveyed to Barbara Swindle, widow by Quit Claim Deed from James M. George, unmarried dated 08/14/96 and filed for record 08/15/96 in Book 10157, Page 138, Register's Office for Davidson County, Tennessee.

Subject to easement for the benefit of Tract No. 1 of record in Book 10157, Page 138, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **611 SOUTH 14TH STREET NASHVILLE, TN 37206**

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 not 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 ever 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 my hand this 10 day of **NOVEMBER, 2006**

Barbara Swindle

BARBARA SWINDLE, WIDOW

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BARBARA SWINDLE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of **NOVEMBER, 2006.**

TERRY LEO VOLLMER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER (SEAL)

Terry L. Vollmer
NOTARY PUBLIC

My Commission expires: 4/22/07