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Realty Title
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Realty Title & Escrow Company, Inc.
206B Cool Springs Blvd., Suite 206
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $238,000.00 Jeanne Floyd AFFIANT Subscribed and sworn to before me, this 9 day of February, 2007. Deborah K. Devine NOTARY PUBLIC My Commission Expires: 11/22/08

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Address of New Owners as Follows:

Jeanne Floyd
Eric Floyd
800 Old Clarke St.
Old Hickory, TN 37138

Send Tax Bills To:

1st Trust Bank for Savings
PO Box 17257
Memphis, TN 38187-0257

Map-Parcel Number:

44-15-199.00

Davidson County DEEDWARR
Recvd: 02/21/07 09:27 3 pgs
Fees:18.00 Taxes:880.60
20070221-0021308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Donald R. Swartz and wife, Terry K. Swartz ("Grantor") do hereby bargain, sell, transfer and convey unto **Jeanne Floyd and Eric Floyd, wife and husband,** ("Grantees") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 201 on the Plan of Section "A", Village of Old Hickory (also known as the Plan of E. I. Du Pont de Nemours and Company's Subdivision), as shown by Plat appearing of record in Plat Book 1424, Page 68, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of said Lot.

Being the same property conveyed to Donald R. Swartz and wife, Terry K. Swartz by Warranty Deed from J. M. Apple, dated July 18, 2006 and filed of record in Instrument Number 20060802-0094282, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Jeanne Floyd and Eric Floyd, wife and husband**, their heirs and assigns, forever.

AND **Donald R. Swartz and wife, Terry K. Swartz** do hereby covenant with **Jeanne Floyd and Eric Floyd, wife and husband**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Donald R. Swartz and wife, Terry K. Swartz** does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to said land to **Jeanne Floyd and Eric Floyd, wife and husband,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 800 Clarke Street, Nashville, TN 37138.

Note: This property is not now nor has it ever the principal residence of the Grantor.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 9th day of February, 2007.

Donald R. Swartz

Terry K. Swartz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Donald R. Swartz, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 9th day of February, 2007.

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Terry K. Swartz, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 9th day of February, 2007.

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

This conveyance is subject to following:

Permitted Encumbrances

1. County Taxes for 2007, have been pro-rated and are to be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. Plan of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowners Association of record in Book 8290, page 865, Register's Office for Davidson County, Tennessee.

4. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.

