03

Realty Title
304 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,472.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2007.

Notary Public
My commission expires: 7-24-2010

KAREN GILBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/04/07 15:47 2 pgs
Fees:13.00 Taxes:475.35

20070404-0040626

03-0703-34526

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Swinford	Countrywide Home Loans, Inc.	63-04-0-088
705 Charlie Gann Drive	2021 N. Gallatin Rd., Suite 280	
Old Hickory TN 37138	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alice Marie Presley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Swinford and wife, Nannette Swinford, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Range Heights Subdivision, Section 2, of record in Book 8250, Page 936, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Alice Marie Presley, a single person, by deed from Universal Builders, dated 12/28/98, recorded 01/07/99, of record in Book 11286, Page 295, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 705 Charlie Gann Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 ~~23rd~~ 28th day of March, 2007.

Alice Marie Presley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alice Marie Presley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this ~~23rd~~ 28th day of March, 2007.

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

Jenifer L. Wise
State of Tennessee at Large

My Commission expires ~~02/22/08~~ 05/03/2010