NAME AND ADDRESS OF NEW OWNERS:
Kevin Mathis
2045 Nashboro Boulevard
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
DAVID W. KIOUS, Attorney at Law
Southern Title Services
547 N. Mt. Juliet Road, Ste 100
Mt. Juliet TN 37122

SEND TAX BILLS TO:
First Magnus Financial Corporation
603 N. Wilmont Road
Tucson, AZ 85711

MAP & PARCEL
Map 135-12-0A
Parcel 022.00 CO
(Garage M&P 135-12-0A-085.00)

EXECUTOR'S QUITCLAIM DEED
AND WARRANTY DEED

Betty Edna McMurtry Swink, died testate on May 23, 2005. The undersigned Susan Swink Akers was appointed Executor, on June 27, 2005, in the Probate Court, Loudon County, Tennessee (Docket No. 3171). All debts of the decedent have been paid. No inheritance taxes are expected to be owing from the estate. The Executor, by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. Susan Swink Akers, Executor, quitclaims to Kevin Mathis, an unmarried man, all their right, title and interest and Jennifer Swink Moffitt and Susan Swink Akers, being all the heirs at law of Betty Edna McMurtry Swink, deceased, hereby convey to Kevin Mathis, an unmarried man all their right, title and interest in the following described real estate in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being all of Unit No. 2045, together with Garage Unit 2021 G, on the Master Plot Plan for Nashboro Village Twelve Condominiums, as shown by plat appearing of record in Plat Book 4675, page 121, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Betty M. Swink by Warranty Deed dated July 25, 1983 of record in Book 6101, page 598, Register's Office for Davidson County, Tennessee. The said Betty M. Swink having since died testate, May 23, 2005, leaving said property by Last will and Testament dated September 5, 2000 to Jennifer Swink Moffitt and Susan Swink Akers, sole heirs-at-law of the Estate of Betty Edna McMurtry Swink (aka Betty M. Swink).

TO HAVE AND TO HOLD the said tract of 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 unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this the 30th day of March 2007.

Estate of Betty Edna McMurtry Swink

By: Susan Swink Akers, Executor

Susan Swink Akers

Jennifer Swink Moffitt

Davidson County DEEDWARR
Recvd: 04/09/07 14:16 5 pgs
Fees:28.00 Taxes:444.00

20070409-0041892

TAT

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Land in Davidson County, Tennessee, being all of Unit No. 2045, together with Garage Unit 2021 G, on the Master Plot Plan for Nashboro Village Twelve Condominiums, as shown by plat appearing of record in Plat Book 4675, page 121, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Betty M. Swink by Warranty Deed dated July 25, 1983 of record in Book 6101, page 598, Register's Office for Davidson County, Tennessee. The said Betty M. Swink having since died testate, May 23, 2005, leaving said property by Last will and Testament dated September 5, 2000 to Jennifer Swink Moffitt and Susan Swink Akers, sole heirs-at-law of the Estate of Betty Edna McMurtry Swink (aka Betty M. Swink).

TO HAVE AND TO HOLD the said tract of 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 unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this the 30th day of March 2007.

Estate of Betty Edna McMurtry Swink

By: Susan Swink Akers, Executor

Susan Swink Akers

Jennifer Swink Moffitt

Susan Swink Akers, Executor of the Estate of Betty Edna McMurtry Swink joins in the execution of this instrument for the purpose of attesting to the representations and affirmations contained herein.

In witness whereof, the undersigned have executed this agreement this 30th day of March 2007.

Susan Swink Akers, Executor

Susan Swink Akers, Individually

Jennifer Swink Moffitt

Jennifer Swink Moffitt

STATE OF Tennessee

COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public of said County and State, ~~Susan Swink Akers and~~ Jennifer Swink Moffitt, 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, at AAFB Tennessee, this 30th day of March 2007.

Notary Public

My Commission Expires: 11/30/09

LESLIE M. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF Tennessee

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of said County and State, Susan Swink Akers and Jennifer Swink Moffitt, 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, at _____ Tennessee, this 30th day of March 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Jennifer Swink Moffitt ~~and Susan Swink Akers~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of March 2007.

NOTARY PUBLIC
My Commission Expires: 11/30/09

LESLIE M. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

State of Tennessee County of Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Susan Swink Akers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Betty Enda McMurtry Swink, the within named bargainor, and that she as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executor.

Witness my hand and official seal this the 30th day of March 2007.

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE)

:ss

COUNTY OF Davidson)

The consideration for this transfer is $120,000.00

_____
AFFIANT

Sworn to and subscribed before me this 30th day of March 2007.

My Commission Expires:

_____

_____
NOTARY PUBLIC

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, ~~Jennifer Swink Moffitt and~~ Susan Swink Akers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of March 2007.

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)

:ss

COUNTY OF ~~DAVIDSON~~ Loudon)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Jennifer Swink ~~Moffitt and Susan Swink Akers~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of March 2007.

NOTARY PUBLIC
My Commission ~~Expires~~: Nov 5, 2008

CINDY AUCHEY STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

State of Tennessee County of ~~Davidson~~ Loudon

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Susan Swink Akers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Betty Enda McMurtry Swink, the within named bargainor, and that she as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executor.

Witness my hand and official seal this the 30th day of March 2007.

Notary Public
My Commission Expires: Nov 5 2008

CINDY AUCHEY STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

STATE OF TENNESSEE)

:ss

COUNTY OF Davidson)

The consideration for this transfer is $120,000.00

AFFIANT

Sworn to and subscribed before me this 30th day of March 2007.

My Commission Expires:
Nov 5, 2008

NOTARY PUBLIC

CINDY AUCHEY STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, ~~Jennifer Swink Moffitt and~~ Susan Swink Akers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of March 2007.

NOTARY PUBLIC
My Commission ~~Expires~~: Nov 5, 2008

CINDY AUCHEY STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY