#20503-2
Return to John T. Cook
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/07 08:31 2 pgs
Fees:13.00 Taxes:793.65
20070417-0045530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00

Theresa L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2007.

Darris Billingsley
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV. 22, 2008 (AFFIX SEAL)

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Swaggart	**Countrywide Home Loans**	72-3228
(NAME)	(NAME)	
1306 Howard Avenue	**PO Box 660694**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Dallas, TX 75266-0694**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Denise L. Dunco, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Swaggart,, an unmarried man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the easterly 65.0 feet of Lot No. 150 on the Plan of Inglewood Place as of record in Book 332, page 101 Register's Office for Davidson County, Tennessee.

Said part of Lot No. 150 fronts 65.0 feet on the southerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property conveyed to Denise L. Dunco, unmarried by Warranty Deed from Daniel R. Leonard and wife, Susan K. Leonard dated February 28, 2002 and filed for record in Instrument No. 20020312-0030858, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Denise L. Dunco, unmarried by Warranty Deed from Daniel R. Leonard and wife, Susan K. Leonard dated February 28, 2002 and filed for record in Instrument No. 20020312-0030858, Register's Office for Davidson County, Tennessee.

This is unimproved / improved X property, known as 1306 Howard Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 forever 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 13th day of April, 2007.

Denise L. Dunco

Denise L. Dunco

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Denise L. Dunco,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal in the State of Tennessee, this 13th day of April, 2007

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Darris Billingsley
Notary Public