THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***55,000.00.

Jimmy L. Swarner
Affiant

Davidson County DEEDWARR
Recvd: 05/10/07 12:25 2 pgs
Fees:13.00 Taxes:203.50
20070510-0056229

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 8th day of May, 2007.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Daniel N. Fell 1511 Russell Street Nashville, Tennessee 37206	Daniel N. Fell 1511 Russell Street Nashville, Tennessee 37206	MAP 083-13-0 PARCEL 277.00 and 278.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($***55,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jimmy Leon Swarner (aka Jimmy Swarner), married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Daniel N. Fell and wife, Catherine Fell (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:

TRACT 1:

Being Lot No. 46 of Block E on the Plan of Lindsley Home Place of record in Book 2, page 92, Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jimmy Leon Swarner and wife, Betty Johnson Swarner, by Installment Deed dated April 12, 1972, from Haywood Realty Company, a Tennessee corporation, of record in Book 4593, page 121, Register's Office for Davidson County, Tennessee; the said Jimmy Leon Swarner and Betty Johnson Swarner (aka Betty Sue Swarner) having since divorced by Final Decree, Docket No. 83D-694 in the Fourth Circuit Court for Davidson County, Tennessee, and said Decree of record in Book 6168, page 732, Register's Office for Davidson County, Tennessee, divesting all right, title and interest in said property out of Betty Sue Swarner and vesting all right, title and interest in said property into Jimmy Leon Swarner.

This is improved property known as 1409 Russell Street, Nashville, Tennessee 37206.

TRACT 2:

BEING Lot No. 47 on the Plan of Lindsley Home Place of record in Book 2, page 92, Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jimmy Swarner and wife, Dorothy Swarner, by deed dated June 22, 1993, from Jerry N. Smith of record in Book 8992, page 217, Register's Office for Davidson County, Tennessee; the said

Jimmy Swarner and Dorthey Swarner (aka Dorothy Swarner) having since divorced by Final Decree, Docket No. 98D-3756 in the Fourth Circuit Court for Davidson County, Tennessee, and the said Dorthey Jean Rundle (aka Dorothy Swarner) having since conveyed her interest in subject property to Jimmy L. Swarner by Quitclaim Deed of record as Instrument No. 200705100056228.

This is unimproved property known as 1411 Russell Street, Nashville, Tennessee 37206.

Brandy Swarner, spouse of Jimmy Leon Swarner (aka Jimmy L. Swarner), joins in this conveyance to convey any interest she may have in subject property (Tract I and II), particularly any marital interest.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Lindsley Home Place of record in Book 2, page 92, Chancery Court at Nashville, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of May, 2007.

Jimmy Leon Swarner
Jimmy Leon Swarner
(aka Jimmy Swarner)

Brandy Swarner
Brandy Swarner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jimmy Leon Swarner (aka Jimmy Swarner) and Brandy Swarner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2007.

Mitchell A. Watts
Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY