Davidson County DEEDWARR
Recvd: 05/24/07 11:06 2 pgs
Fees:13.00 Taxes:143.28

20070524-0061947

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$38,725.00.**

Jimmy L. Swarner Sr.
Affiant

Subscribed and sworn to before me, this the 9th day of May, 2007.

AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: **MY COMMISSION EXPIRES: July 24, 2010**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, FL 32789

Address of New Owner(s) as follows: **Jimmy L. Swarner, Sr.**	Send Tax Bills To: **New Owner**	Map-Parcel Numbers **049 00 0 254.00**
1489 Russell Street		
Nashville, TN 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tennessee Equity Holdings, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy L. Swarner, Sr.

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:

A Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Described property located in the 12th Civil District of Davidson County, Tennessee, to-wit: Said tract of (and is composed of Lot 5 and an additional tract adjoining said lot on the easterly line and more particularly described as metes and bounds as follows: Starting at a point in the center of Knight Road (Old Ewing Road, said point being the original Northwest corner of B F and Maggie Sanders land, and running thence with the center of B F and Maggie Sanders land, and running thence with the center of Knight Road (Old Ewing Road) South 4 degrees 45 minutes West 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence South 87 degrees 30 minutes East 285 feet to a point; thence South 4 degrees 45 minutes West 50 foot to a point; thence north 87 degrees 30 minutes West 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center line of said road North 4 degrees 45 minutes East 50 feet to the point of beginning

Being the same property conveyed to Bank of New York as trustee for the Certificateholders of CWABS 2004-AB1 in Instrument 20061228-0160301 recorded 12/28/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings, Inc. in Instrument Number 20070510-0056199 **, Register's Office for Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **3443 Knight Drive, Whites Creek, Tennessee 37189**

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 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/our hand(s) this 8th day of May, 2007.

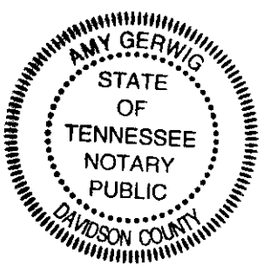
Tennessee Equity Holdings, Inc.

Stephen E. Perez, President

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen E. Perez, President** of **Tennessee Equity Holdings, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Tennessee Equity Holdings, Inc.**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Stephen E. Perez** as **President.**

Witness my hand, at office, this **8th** day of **May, 2007.**



Notary Public

My Commission Expires: MY COMMISSION EXPIRES. ~~July 24, 2010~~