THIS INSTRUMENT WAS PREPARED BY:	STATE OF **TENNESSEE** COUNTY OF **SUMNER**
HALLMARK TITLE COMPANY **100 BLUEGRASS COMMONS BLVD., SUITE 115** **HENDERSONVILLE, TN 37075**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 416,000.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF MAY, 2007. NOTARY PUBLIC MY COMMISSION EXPIRES:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp June 2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Andrew Mohr and wife, Shelley Mohr	Countrywide Home Loans, Inc.	044 15 0 410.00
(NAME) 1104 Riverside Road	(NAME) 3011 Armory Drive, Suite 120	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Davidson County DEEDWARR
Recvd: 06/11/07 09:05 2 pgs
Fees:13.00 Taxes:1539.20

20070611-0069358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **MOLLY HAMILTON SWAN, THOMAS PATTERSON SWAN, SALLY WREN SWAN AND KATE TURNER SWAN, Heirs at Law and Devisees of LOU K. SWAN, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ANDREW MOHR and wife, SHELLEY MOHR,** 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 13 fronts 153.1 feet on the westerly side of Riverside Road and extends back 104.2 feet on the northerly line and 106 feet on the southerly line, to a line in the rear on which it measures 154.7 feet.

Being part of the same property conveyed to Jack T. Swan and wife, Lou K. Swan by deed from Francis C. Zevnik of record in Book 4425, page 211, Register's Office for Davidson County, Tennessee. The said Jack T. Swan having since died leaving Lou K. Swan as the surviving tenant by the entireties. The said Lou K. Swan having since died testate on November 26, 2005. Title to subject property vested in Molly Hamilton Swan, Thomas Patterson Swan, Sally Wren Swan and Kate Turner Swan, Heirs at Law and Devisees under Last Will and Testament of Lou Klein Swan of record and admitted for probate in the Probate Court for Davidson County, Tennessee, Docket No. 05P-1940.

Lou K. Swan and Lou Klein Swan being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all terms set out on any applicable plat of record.

Curtis K. Abdo executed this instrument on behalf of Molly Hamilton Swan pursuant to a Power of Attorney of record in Instrument No. 20070611006935 4, Register's Office for Davidson County, Tennessee.

Curtis K. Abdo executed this instrument on behalf of Thomas Patterson Swan pursuant to a Power of Attorney of record in Instrument No. 20070611006935 5, Register's Office for Davidson County, Tennessee.

Curtis K. Abdo executed this instrument on behalf of Sally Wren Swan pursuant to a Power of Attorney of record in Instrument No. 20070611006935 6, Register's Office for Davidson County, Tennessee.

Curtis K. Abdo executed this instrument on behalf of Kate Turner Swan pursuant to a Power of Attorney of record in Instrument No. 20070611006935 7, Register's Office for Davidson County, Tennessee.

This is **improved** property, known as **1104 Riverside Road, Old Hickory, Tennessee 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 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/our hand(s) this **31st** day of **May, 2007.**

Molly Hamilton Swan by Curtis K. Abdo, atty. in fact

Molly Hamilton Swan by Curtis K. Abdo, Attorney in Fact

Thomas Patterson Swan by Curtis K. Abdo, atty. in fact

Thomas Patterson Swan by Curtis K. Abdo, Attorney in Fact

Sally Wren Swan by Curtis K. Abdo, atty in fact

Sally Wren Swan by Curtis K. Abdo, Attorney in Fact

Kate Turner Swan by Curtis K. Abdo, atty in fact

Kate Turner Swan by Curtis K. Abdo, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis K. Abdo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Molly Hamilton Swan as her Attorney in Fact as the free act and deed of the within named Molly Hamilton Swan.

Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of May, 2007.

My Commission Expires:

Notary Public

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis K. Abdo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Thomas Patterson Swan as his Attorney in Fact as the free act and deed of the within named Thomas Patterson Swan.

Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of May, 2007.

My Commission Expires:

Notary Public

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis K. Abdo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Sally Wren Swan as her Attorney in Fact as the free act and deed of the within named Sally Wren Swan.

Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of May, 2007.

My Commission Expires:

Notary Public

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis K. Abdo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Kate Turner Swan as her Attorney in Fact as the free act and deed of the within named Kate Turner Swan.

Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of May, 2007.

My Commission Expires:

Notary Public

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008