WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/07 12:35 2 pgs
Fees:13.00 Taxes:451.40
20070709-0081522

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of June, 2007

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patrick J. Swanson	Regions Bank d/b/a Regions Mortgage	Map 135
2414 Nashboro Blvd.	P.O. Box 2153	Group 12-0E
Nashville, TN 37217	Dept. 2520 Birmingham, AL 35287	Parcel 008

FOR AND IN 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

James O. Lee and wife, Judy Lee

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Patrick **J. Swanson, 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:

Being Lot No. 208, on the Plan of Phase One, Nashboro Village at Fairway Pointe, of record in Book 4660, Page 159, as amended in Instrument 20031118-0168332, and now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James O. Lee and Judy Lee, Husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument 20041208-0146331, dated November 30, 2004 and recorded December 8, 2004 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, page 907; Book 11703 Page 520; Instrument 20000316-0027171; Instrument 20010322-0027768; Instrument 20050222-0018813; Instrument 20050222-0018814; Instrument 20031118-0168332, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 159 and amended in Instrument 20031118-0168332, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2414 Nashboro Blvd., Nashville, TN 37217

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 our hands this 29th day of June, 2007.

James O. Lee

Judy Lee

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Lee and Judy Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.