Davidson County DEEDWARR
Recvd: 07/19/07 08:11 3 pgs
Fees:17.00 Taxes:0.00
20070719-0085731

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Jane Jirikovec Swenson, Trustee 204 Cargile Lane Nashville, TN 37205	SAME	116-13-D-8.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jane Jirikovec Swenson, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jane Jirikovec Swenson, Trustee of The Jane Jirikovec Swenson Living Trust, established by the Revocable Trust Agreement of Jane Jirikovec Swenson, dated July 10, 2007**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of July, 2007.

Jane Jirikovec Swenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane Jirikovec Swenson, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of July, 2007.

My Commission Expires: 1/3/2011

Notary Public

MARLEE A. WOLF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 8 on the Revised Plat of Jocelyn Manor, 2nd Revision, a Planned Unit Development, of record in Plat Book 6900 at page 180, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian R. Swenson and wife, Jane Jirikovec Swenson, by deed from Richland Construction Company, Inc., of record in Book 7413, page 525-527, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jane Jirikovec Swenson by deed from Brian R. Swenson of record as Instrument No. 20070713-0083878, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Jocelyn Manor, of record in Book 6950, Page 128, and as amended in Book 7008 at page 333 and its attendant By-Laws which contains provisions for assessments, of record in Book 6950, Page 141, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Cargile Lane, Nashville, TN 37205.