Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of July, 2007.

Notary Public
My commission expires: 9-19-09

02-0706-45586

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark E. Swertfeger 315 Leopole Road Nashville TN 37211	New Owner	148-05-0 004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sara Delchiaro, unmarried f/k/a Sara Lynn Huffman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark E. Swertfeger and wife, Julie K. Fussell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 143, on the Plan of Hillbrook, Section 3, of record in Book 3300, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara Lynn Huffman, unmarried by deed from Eunice B. Finley, unmarried, dated September 21, 1995, recorded September 27, 1995, of record in Book 9808, Page 329, Register's Office for Davidson County, Tennessee.

Sara Lynn Huffman has since married Tommy Delchiaro. Tommy Delchiaro passed away on November 4, 2006.

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

This property is improved property known as 315 Leopole Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/02/07 12:26 2 pgs
Fees:13.00 Taxes:588.30
20070802-0091982

WITNESS my hand this 19 day of July, 2007.

Sara Delchiaro f/k/a Sara Lynn Huffman

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sara Delchiaro f/k/a Sara Lynn Huffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Wake Co., NC, this 19 day of July, 2007.

State of North Carolina at Large

My Commission expires 10/3/07

MELISE MOUNTCASTLE
NOTARY PUBLIC
WAKE COUNTY, N. C.
My Commission Expires Oct. 3, 2007