PREPARED BY:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

AFTER RECORDING RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of July, 2007 by and between **Henry Roy Edl,** herein after referred to as **GRANTOR**, and **Joseph Sward and Donna Sward husband and wife,** herein after referred to as **GRANTEE**.

WITNESSETH: That for and in consideration of **Seventy Five Thousand Six Hundred Dollars ($75,600.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No 25, on the Plan of WJ Myers Subdivision, as shown on plat of record in Plat Book 332, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the westerly margin of Burns Avenue and extends back between parallel lines, 150 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Henry Roy Edl in Instrument No. 20060404-0038282, recorded 4/4/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry Roy Edl by Deed of record in Book 11571, Page 628, recorded 7/14/1999, Register's Office for Davidson County, Tennessee.

Tax ID # 072-11-0-252
This is improved property known as: 2306 Burns Avenue Nashville, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2007 and subsequent years not yet due and payable.
6. All matters shown on Plat recorded in Book 332, Page 66 in the Register's Office for Davidson County, Tennessee.

NAME & ADDRESS OF NEW PROPERTY OWNER:
Joseph & Donna Sward
2306 Burns Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
New Property Owner

Davidson County DEEDWARR
Recvd: 08/03/07 08:00 2 pgs
Fees:13.00 Taxes:279.72
20070803-0092289

WITNESS MY HAND on the day and year first written above

Henry Roy Edl

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Henry Roy Edl** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of July, 2007.

Notary Public

My Commission Expires:

LEE McLENDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB. 12, 2008

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($75,600.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of July, 2007.

Notary Public

My Commission Expires:

LEE McLENDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB. 12, 2008