Davidson County DEEDWARR
Recvd: 08/13/07 08:04 2 pgs
Fees:13.00 Taxes:697.45
20070813-0096239

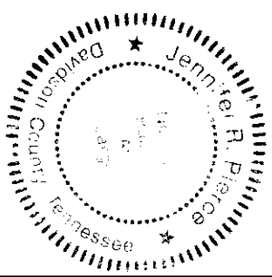
State of Tennessee
County of Wilson

This actual consideration or value – whichever is greater- is **$188,500.00.**

Affiant

Subscribed and sworn before me this 3rd day of **August, 2007.**

Notary Public My Commission Expires: 3-20-10



WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Brian D. Smith **7263 Santelah Way** **Smyrna, TN 37167**	**7263 Santelah Way** **Antioch, TN 37013**	**Countrywide Bank, FSB** **750 Old Hickory Boulevard #180** **Brentwood, TN 37027**

Map 181-3-A, Parcel 256

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

EDWARD L. SWINGER

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

BRIAN D. SMITH

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section One, Phase One, Indian Creek Estates, RS-10, Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward L. Swinger by Deed from SAF Properties, a Tennessee Partnership, dated 10/04/2006 of record in Instrument Number 20061011-0126310, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Instrument 20060330-0035946, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book 10752, page 553 as amended in Instrument Number 20000727-0074152, and made applicable in Instrument Number 20060523-0060562, Register's Office for Davidson County, Tennessee, easements and setback lines as set forth on the above plan of record, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 3rd day of August, 2007.

EWARD L. SWINGER

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **EDWARD L. SWINGER,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this 3rd **day** of **AUGUST, 2007.**

My Commission Expires:

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County Tennessee