Name and Address of New Owner:

Tonia Swarthout
1419 Fulton Street
Nashville TN 37206

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $69,000.00

Affiant

Subscribed and sworn to before me on 08/24/07.

Notary Public

My Commission Expires: _____

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 24, 2011

Map & Parcel No.
94-103-140

Davidson County DEEDWARR
Recvd: 08/30/07 10:38 3 pgs
Fees:18.00 Taxes:255.30
20070830-0104287

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book _____, page * _____, said Register's Office.

* Instrument Number
20000804000777 57

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, C. E. Warren Sr. and Peggy J. Bass, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Tonia Swarthout unmarried, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as 1419 Fulton St., Nashville, TN 37206, Davidson County.

Being Lot No. 131 on the Map of Shelby Village, No. 2, of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 64.7 feet on the northerly side of Fulton Street and runs back 129.4 feet on the easterly line and 116 feet on the westerly line to a rear line on which it measures 60 feet.

Being same property conveyed to C.E. Warren, Sr. and Peggy J. Bass, by deed from C.E. Warren, Sr. dated 2/9/05 and filed of record in Instrument No. 200502150016862, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1419 Fulton Street, Nashville, TN 37206.

C. E. WARREN SR.
P. H. B. ATTORNEY IN FACT.
P. J. B.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 08/24/07.

Paul H. Bass ATTORNEY IN FACT
C.E. Warren Sr.
C. E. Warren Sr.

Peggy J. Bass
Peggy J. Bass

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Peggy J. Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this the 24TH day of August, 2007.

Notary Public

My Commission Expires:

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 24, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared Paul Bass, individual(s) who executed the foregoing instrument on behalf of C.E. Warren Sr. as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named C.E. Warren Sr..

Witness my hand and official seal this 24TH day of August 2007.

My Commission Expires:

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 24, 2011

Certificate of Authenticity

I, Shelly M Boothe, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Shelly M Boothe who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/25/09

Notary's Seal (If on paper)

Dellana Lowrimon
State of Tennessee Notary Public
Davidson County