This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/18/07 13:35 2 pgs
Fees:13.00 Taxes:388.50
20071018-0123716

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of October, 2007, by and between H & M Property Management LLC, a Tennessee Corporation, party of the first part, and Katherine D. Swartz, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 59-B, on the Plan of Zone Lot Division Lot 59 of Dreamland Estates Southeast Section 2, as shown by plat appearing of record in Plat Book 6250, Page 808, amending Plat Book 5200, Page 648 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being all or part of the same property conveyed to H & M Property Management, LLC, by virtue of that certain Cash Deed dated August 8, 2007, at Instrument No. 20070814-0096972 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6426, Page 644; Book 6437, Book 304; Book 7467, Page 165 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

H & M Property Management, By Misun Porter, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Misun Porter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who upon her oath, acknowledged herself to be the President of H & M Property Management, LLC, the within named bargainer, a corporation, and that Misun Porter as such President executed the foregoing instrument for the purposes therein containes by

signing the name of the LLC by the said Misun Porter as such President.

WITNESS my hand and official seal at office this 12th day of October, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Katherine D Swartz
923 Ilawood Drive
Nashville, TN 37211

Tax Parcel No 16213025300

Property Address: 923 Ilawood Drive
Nashville, TN 37211

MAIL TAX BILLS TO: Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Firm File #: 20070910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a ~~fair~~ and voluntary sale.

Katherine D Swartz
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of October, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



