This Instrument Was Prepared By:

MOORELAND TITLE COMPANY
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 01/17/08 11:07 2 pgs
Fees:13.00 Taxes:586.45
20080117-0005439

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3178

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Subscribed and sworn to before me,
this 14th day of January, 2008.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Saundra W. Horner Andrew L. Brown 502 Jones Street Old Hickory, TN 37138	SAME	44-11-159.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Donald Swartz and wife, Terry Keller Swartz**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Saundra W. Horner, unmarried and Andrew L. Brown, married,*** hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.12, Section "A", on the Plan of Village of Old Hickory, as shown by plat of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald Swartz and wife, Terry Keller Swartz, by Warranty Deed from Jack Jones, married and wife, Kateena Jones, of record in Instrument No.20070629-0078107, Register's Office for Davidson County, Tennessee.

*as Joint Tenants with Rights of Survivorship

This is improved property known as: 502 Jones Street Old Hickory, TN 37138.

This property is made subject to the following:

1. 2008 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plan of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 14 day of Jan, 2008.

By: _____
Donald Swartz

By: _____
Terry Keller Swartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named bargainors, Donald Swartz and wife, Terry Keller Swartz, both of whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and both of whom acknowledged that together they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of January 2008.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010