Box 29

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 02/04/08 14:53 2 pgs
Fees:13.00 Taxes:444.00
20080204-0011661

# WARRANTY DEED

| Address new owner as: | Send tax bills to: | Map-Parcel |
|---|---|---|
| Sally Wren Swan | Wells Fargo BAnk, N.A. | Map 83-6 |
| 1704 Eastland Ave | P. O. Box 10335 | Par 345 |
| Nashville, TN 37206 | Des Moines, IA 50306-0335 | |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael A. Tanner, ("Grantor"), married, have this day bargained and sold, and do hereby transfer and convey to Sally Wren Swan, ("Grantee"), unmarried, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being part of Lot No. 2 on the Plan of W. L. Horn's Spout Spring Addition, as of record in book 57, page 106, Register's Office for said County, and being lot "D" on the unrecorded subdivision of said lot No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, September 4. 1940, as follows:

Beginning on the easterly margin of Rudolph Street at a point 150 feet north of the northerly margin of McEwen Avenue; thence with the easterly margin of said Street, northwardly 50 feet; thence at right angles eastwardly 170 feet to the westerly line of lot No. 3; thence with said line southwardly 50 feet; thence at right angles westwardly 170 feet to the beginning.

Being the property conveyed to Michael A. Tanner by Quitclaim Deed from Charles Lee Tanner, Sr., of record as Instrument Number 20011129-0130917, Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Rudolph, Avenue, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee her heirs and assigns, forever.

And I, the Grantor, covenant with the Grantee that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to real property taxes for the year 2008 which are assumed by the Grantee.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same as used in the previous deed of record.

The property being conveyed is not the residence of the Grantor and/or his spouse.

**WITNESS** my hand this 31st day of January, 2008.

Michael A. Tanner

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael A. Tanner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2008.

NOTARY PUBLIC

DENNIS WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of January, 2008.

NOTARY PUBLIC

OLLIE MAE PARSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires: 11/22/2010