The preparer of this Deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which the description is based having been provided to the preparer of this deed by the Grantors.

WARRANTY DEED

Owners and persons or agency responsible for payment of taxes: Joseph L. Swift and Beverly B. Swift
P. O. Box 22373
Knoxville, TN 37933

THIS INDENTURE made this 25 day of March, 2008, between Joseph L. Swift and wife, Beverly B. Swift, of Knox County, Tennessee, Grantors, and Joseph L. Swift and Beverly B. Swift, of Knox County, Tennessee, Grantees.

WITNESSETH: that said Grantors, for and in consideration of the sum of One Dollar ($1.00) to us in hand paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey a one-half undivided interest to each of the Grantees as equal tenants in common in the following described premises, to-wit:

Map-Parcel: 34-10-27
PROPERTY ADDRESS: 301 Shakespeare Avenue, Madison, TN

BEGINNING at an existing monument at the intersection of the east margin of Burns Avenue and north margin of Shakespeare Avenue, the southwest corner of Block "C" of the Plat of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee; thence along the said east margin of Burns Avenue North 3° 01' 13" West 117.50 feet to an iron pin in the center line of a 15-foot alley closed by Metro Council Bill No. 69-867; thence along the said center line North 86° 58' 47" East 250.00 feet to an iron pin in the west line of the Junior Achievement of Nashville, Inc. property as of record in Deed Book 5363, page 463, said Register's Office; thence along said Junior Achievement Properties west line South 3° 01' 13" East 117.50 feet to an existing monument in the north margin of Shakespeare Avenue; thence along the said north margin South 86° 58' 47" West 250.00 feet to the point of beginning, containing 29,375 square feet (0.67 acres) more or less.

TOGETHER with the window blinds, burglar alarm, telephone system, all built-ins and the refrigerator located in the building of said property, but excluding the radio base station and antenna located thereon.

This is improved property known as 301 Shakespeare Avenue, Madison, Tennessee.

BEING the same property conveyed to Joseph L. Swift and wife, Beverly B. Swift, from Rager Heating and Air Conditioning, Inc., a Tennessee corporation, by Warranty Deed dated June 27, 1986, and recorded in Book 6902, page 364 of the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except 2008 taxes which Grantees assume and agree to pay,

This Instrument Prepared by
Anne M. McKinney, Attorney at Law
Anne M. McKinney, P.C.
1019 Orchid Avenue
Knoxville, Tennessee 37912

Davidson County DEEDWARR
Recvd: 03/28/08 11:46 2 pgs
Fees:12.00 Taxes:0.00
20080328-0031338

and the matters herein recited, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

It is the intention of the Grantors herein by this Warranty Deed to eliminate their tenancy by the entirety in the above-described property and to hold said property hereafter as equal tenants in common.

No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

IN WITNESS WHEREOF the said Grantors hereunder set their hands and seals the day and year first above written.

Joseph L. Swift (L.S.)

Beverly B. Swift (L.S.)

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

On this 25 day of March, 2008, before me personally appeared Joseph L. Swift and Beverly B. Swift, the within named bargainors, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

LESLIE A. PEAL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires: 2/3/10

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to Tenn. Code Annotated § 67-4-409(a)(3)(A) and no oath of value shall be required.

Joseph L. Swift

SWORN TO AND SUBSCRIBED before me
this 25 day of March, 2008.

Notary Public

LESLIE A. PEAL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires: 2/3/10