STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

x Billie Hardison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-5389D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 04/28/08 08:59 2 pgs
Fees:13.00 Taxes:462.50
20080428-0042706

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Billie Hardison, unmarried (NAME)	SAME (NAME)	51-10-E-3
821 Lewis Court (STREET ADDRESS	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Larry Wayne Swann Executor of The Estate of Thelma L. Oldham**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie Hardison, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3, known as 821 Lewis Court, Madison, Davidson County, Tennessee, 37115, and part of the plan of Oakland Trace Condominiums, Phase III, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and according to the Master Deed of record in Book 7506 page 623, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 7506, page 640, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Thelma L. Oldham, unmarried from C&T Development, by Deed dated June 17, 1988, in Book 7577, Page 734, in the Register's Office for Davidson County, Tennessee.

Thelma L. Oldham having since died testate on August 27, 2002. Pursuant to her Last Will and Testament having been probated in Probate Court for Davidson County, Tennessee in Docket Number 03P-131, the subject property was devised to Larry Wayne Swann. The above Estate was closed and an Order filed stating so on February 3, 2004 in the Probate Court for Davidson County, Tennessee.

Thelma L. Oldham and Thelma Swann Oldham is one and the same person

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 821 Lewis Court, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of April, 2008.

LARRY WAYNE SWANN EXECUTOR OF THE
ESTATE OF THELMA L. OLDHAM

By: Larry Wayne Swann Executor
Larry Wayne Swann, Executor

April 18, 2008
Date

STATE OF TENNESSEE

COUNTY OF Davidson }

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

Witness my hand and official seal, this 18th day of April, 2008.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

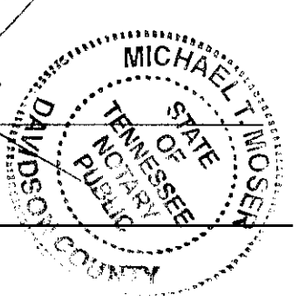
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Larry Wayne Swann, Executor, for The Estate of Thelma L. Oldham, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of April, 2008.

My Commission Expires: 3/20/10

_____
Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066