THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15442

Davidson County DEEDWARR
Recvd: 05/02/08 09:55 2 pgs
Fees:13.00 Taxes:462.13
20080502-0044939

Property Address:
2118 Summitt Ave., Nashville, TN 37218 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dorothy W. Musselman, aka Dorothy Walsh Caffy, married, and Gloria Jeanetta Walsh**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jessica A. Swaner and husband, Anthony J. Swaner,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 18, on the unrecorded Map of Bordeauxmont and described according to a copy of a survey thereof made by George Watkins, Surveyor, dated June12, 1959, as follows:

Beginning at a point in the easterly margin of Summit Avenue, as relocated, said point being 323.82 feet northerly from the northeast corner of said Avenue and a 10-foot alley, being the common corner of Lots Nos. 17 and 18; thence with the margin of said Avenue north 23 degrees 30" east 75.34 feet to an iron pin on the southerly margin of the A.B. Huff property; thence eastwardly along a dividing line between Lot No. 18 and the A.B. Huff property, 169 feet to a point; thence southerly 75 feet to an iron pin; thence westerly 163.3 feet to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Marguerite G. Walsh, dated July 2, 1999, and recorded July 2, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11556, at Page 217.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 30th day of April, 2008.

Dorothy W. Musselman {Seal}
Dorothy W. Musselman

Gloria Jeanetta Walsh {Seal}
Gloria Jeanetta Walsh

State of TENNESSEE
County of DAVIDSON

On this the 30th day of April, 2008, before me, the undersigned officer, personally appeared Dorothy W. Musselman and Gloria Jeanetta Walsh, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: My Commission Expires November 22, 2010

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $124,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th of April, 2008.

Notary Public

My Commission expires: 10-10-11

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Name of Owner and Property Address:
Jessica A. Swaner and Anthony J. Swaner
2118 Summit Avenue

Nashville, TN 37218

Phone: n/a

Person Or Entity Responsible For Payment Of Taxes:
Jessica A. Swaner and Anthony J. Swaner
First Tennessee Home Loans

PO Box 7481, Springfield, OH 45501

Phone: n/a

Tax Parcel ID#: 070-09-0 096.00