03

Beatty Title
48-A

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Benjamin D. Wilder
3915 E. Ridge Drive
Nashville, TN 37211

SEND TAX BILL TO:
REGIONS BANK DBA REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

Tax ID 148-10-0-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **William Swoner and Brian Faircloth,*** has *BOTH UNMARRIED, this day bargained and sold, and does hereby transfer and convey unto **Benjamin D. Wilder,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 138 on the Plan of Locustwood Subdivision, Section 2, as shown on plat of record in Plat Book 2331, Page 147, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Swoner and Brian Faircloth by Deed of record in Instrument No. 20080912-0093739, recorded 9/12/2008, Register's Office for Davidson County, TN .Being the same property conveyed to Aurora Loan Services by Deed of record in Instrument No. 20080605-0057757, recorded 6/5/2008, Register's Office for Davidson County, TN.

This is improved property known as **3915 E. Ridge Drive Nashville, TN 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2331, page 147, and restrictions in Book 2601, page 453, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

BILL GARRETT, Davidson County
Trans:T20090025173 DEEDWARR
Recvd: 04/16/09 11:50 2 pgs
Fees:13.00 Taxes:462.50
20090416-0034579

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 10th day of April, 2009

William Swoner

William Swoner

Brian Neal Faircloth by William Raymond Swoner Attorney in Fact

Brian Faircloth by William Raymond Swoner, as attorney-in-fact, recorded in Instrument No. 20090416-0034578 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **William Swoner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of April, 2009.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Raymond Swoner, the bargainor(s), 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 in behalf of Brian Faircloth and acknowledged that he executed the same as the free act and deed.

Witness my hand and official seal at office at Lebanon, on this the 10th day of April, 2009.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

Rachelle Caudill

AFFIANT

Subscribed and sworn to before me this the 10th day of April, 2009.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 2/11/13