This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100028266 DEEDWARR
Recvd: 05/11/10 11:50 2 pgs
Fees:13.00 Taxes:340.40
20100511-0036169

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2010.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Benjamin Paul Gibson 915 Bryan Street Old Hickory, TN 37138	Acopia, LLC 306 Northcreek Blvd., Ste. 100 Goodlettsville, TN 37072	44-15-0-78

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mocha Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Benjamin Paul Gibson and wife, Britney Tanner Gibson,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102, Section D on the Plan of E.I. DuPont de Nemours and Company's Subdivsion, of record in Book 1424, Page 65 and as corrected in Book 4398, Page 567, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the easterly margin of Bryan Street at the corner of Lot Nos. 101 and 102; thence with the line between said lots, eastwardly 61.1 feet to the corner of Lot Nos. 90 and 102; thence with the line between said two lots, southwardly 59 feet to the northerly margin of said street; thence westwardly 51.1 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the easterly margin of Bryan Street; thence with the easterly margin of said Street, northwardly 49 feet to the beginning.

Being the same property conveyed to Mocha Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz, dated December 21, 2004, of record in Instrument No. 20041228-0152647, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Book 1424, Page 65 and as corrected in Book 4398, Page 567, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 915 Bryan Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of April, 2010

Donald R. Swartz

Terry Keller Swartz by Donald R. Swartz, Atty.-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Donald R. Swartz,** 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 Brentwood, TN, this 28th day of April, 2010.

Notary Public

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires: 12-28-13

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Donald R. Swatz, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Terry K. Swartz, of record in Instrument No. 20100409-0026930, Register's Office for Davidson, Tennessee, and who executed the foregoing instrument on behalf of Terry Keller Swartz and who acknowledged the execution of the same by his free act and deed on behalf of said Terry Keller Swartz.

Witness my hand at Brentwood, TN, this 28th day of April, 2010.

Notary Public

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires: 12-28-13