BILL GARRETT, Davidson County
Trans:T20100046511 DEEDWARR
Recvd: 07/29/10 12:36 2 pgs
Fees:13.00 Taxes:421.80
20100729-0059527

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of July, 2010, by and between Mancefield Ray and wife, Patricia Ray and Thomas Driver, unmarried , party of the first part, and Michael Everett, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 396 on the plan of Section One, Bordeaux Gardens of record in Book 3300, Page 91, Register's Office for said County.

BEGINNING at a point in the southwesterly margin of Panorama Drive at the corner of Lots 395 and 396; thence with the line between said lots, southwesterly 94.83 feet to a point; thence northwesterly 118 feet to the southeasterly margin of County Hospital Road; thence with the margin of the same, northeasterly 70 feet to the beginning of a curve; thence around said curve easterly 39.27 feet to the margin of Panorama Drive; thence with the margin of the same southeasterly 95.27 feet to the point of beginning.

Being all or part of the same property conveyed to Mancefield Ray and Thomas Drive, by virtue of that certain Warranty Deed dated December 22, 2009, at Instrument No. 20091223-0116791 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mancefield Ray

Patricia Ray

Thomas Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mancefield Ray , Patricia Ray, and Thomas Driver , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of July, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Michael Everett 3261 Panorama Drive Nashville, TN 37218
Tax Parcel No	08008001800
Property Address:	3261 Panorama Drive Nashville, TN 37218
MAIL TAX BILLS TO:	SWBC Mortgage 9311 San Pedro, Ste 100 **San Antonio, TX 78216**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $114,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Michael Everett
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of July, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY