This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20110001625 DEEDWARR
Recvd: 01/07/11 11:22 2 pgs
Fees:13.00 Taxes:185.00
20110107-0002219

ADDRESS NEW OWNER:
Vernon Criswell
3702 Baxter Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 148.07-0-125.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **The Estate of Helen Swift,** hereinafter called the **Grantor**, does hereby convey unto **Vernon Criswell,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 1003 on the plan of Cherokee Hills, Section 8, of record in Book 4300, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 1003 fronts 71 feet on the westerly margin of Cherokee Place and extends back 151.9 feet on the southerly line and 133 feet on the northerly line to a line in the rear measuring 73.6 feet thereon.

Being the same property conveyed to Charles H. Swift, and wife, Helen L. Swift by Installment Deed of record in Book 6938, Page 52, Register's Office for Davidson County, Tennessee. The said Charles H. Swift and Helen L. Swift are both now deceased. Charles H. Swift passed away on August 24, 2003 and Helen L. Swift passed away on July 5, 2010. This instrument is being executed by the Executrix for the Estate of Helen L. Swift.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 106 Cherokee Place, Antioch, TN 37013.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this

conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of January, 2011.

The estate of Helen Swift by Judy McKenna, Executrix

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Judy McKenna, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Executrix of the Estate of Helen Swift, the within named bargainor, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate as the Executrix for same.

SUBSCRIBED AND SWORN TO BEFORE ME this 3rd day of January, 2011.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn and subscribed before me on January 3, 2011.

Notary Public

My Commission Expires : 6/18/12

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY