RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30000
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20110029569 DEEDWARR
Recvd: 05/18/11 12:16 2 pgs
Fees:13.00 Taxes:1887.00
20110518-0038068

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$510,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2011

Notary Public

My commission expires:

(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alissa Maxwell Swearingen	NEW OWNER	**10416038600**
1513 Elmwood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David Woolbright and wife, Grace Guerra Woolbright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alissa Maxwell Swearingen, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 50 feet of Lot No. 74 on the Belmont Land Company's Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Lot No. 74 fronts 50 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to David Woolbright by deed from John H. Wright and wife, Edie L. Wright,of record in Instrument No. 20060210-0016707, Register's Office for Davidson County, Tennessee. The said David Woolbright having Quitclaimed to David Woolbright and wife, Grace Guerra Woolbright, of record in Instrument No. 20090331-0028920, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **1513 Elmwood Avenue, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of May, 2011.

David Woolbright

Grace Guerra Woolbright

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Woolbright and wife, Grace Guerra Woolbright**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **May, 2011.**

_____
Notary Public

My Commission Expires: 11-7-2011

