BILL GARRETT, Davidson County
Trans:T20110042078 DEEDWARR
Recvd: 07/13/11 09:51 2 pgs
Fees:13.00 Taxes:66.60
20110713-0053467

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

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of July, 2011, by and between Linda Fay Jones, Single and Linda Fay Jones, Trustee, party of the first part, and Antonio Swinger, Single, 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:

BEING the west 50 feet of Lots NO. 46, 47, and 48 of Block 7 on the Map of Owen's Buena Vista Plan of Lots, of record in Book 57, Page 26, Register's Office for Davidson County. SAID parts of said lots front 50 feet on the northerly side of Clay Street and run back between parallel lines, along the easterly margin of Owen street, 154 feet to a dead line.

Being all or part of the same property conveyed to Nannie Mai Jones for as long as she shall live and at her death to Linda Fay Jones ina 1/2 undivided interest, and to the said Linda Fay Jones the remaining 1/2 interest as trustee for the use and benefit of Benson B. Jones, William L. Jones, & Wanda S. J. Dunlap with full power and authority to sell, encumber, transfer and convey without the joinder of any beneficiary, by virtue of that certain Warranty Deed dated January 26, 1979, at Book 5390, Page 366 and Book 5816, Page 280, in the Register's Office of Davidson County, Tennessee.
Nannie Mai Jones died on August 21, 1987.

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 2011 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.

Linda Fay Jones

Linda Fay Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Linda Fay Jones and Linda Fay Jones, Trustee, 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 11th day of July, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Antonio Swinger
216 Lunn Court
Nashville, TN 37218

Tax Parcel No 08107011600

Property Address: 1008 Clay Street
Nashville, TN 37208

MAIL TAX
BILLS TO: owner at owners address

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 $18,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Antonio Swinger
AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of July, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY