**Return to: Box 10-B
Cohen & Cohen

THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110051823 DEEDWARR
Recvd: 08/23/11 10:42 2 pgs
Fees:13.00 Taxes:591.63
20110823-0065081

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
RONALD MILBURN	SWBC Mortgage Corporation	01812003000
310 DORR DRIVE	9311 San Pedro, Suite 100	
NASHVILLE, TN 37072	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Craig Swift N/K/A Margaret Harmon, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ronald Milburn, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE REVISED PLAN OF LOTS 25 TO 28 ON THE PLAN OF MANSKER HEIGHTS, GOODLETTSVILLE, TENNESSEE, AS OF RECORD IN BOOK 2900, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID REVISION BEING OF RECORD IN BOOK 2854, PAGE 138, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 25 FRONTS 179.43 FEET ON THE EASTERLY SIDE OF DORR DRIVE, AND RUNS BACK BETWEEN LINES 255.55 FEET ON THE NORTHERLY LINE AND 292.06 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR UPON WHICH IT MEASURES 217.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARGARET CRAIG SWIFT BY QUITCLAIM DEED FROM H.A. SWIFT DATED 05/20/75 AND RECORDED IN BOOK 4915, PAGE 935, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOUIS HARMON JOINS IN THIS CONVEYANCE TO CONVEY ANY ALL INTERST HE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as: **310 Dorr Drive, Goodlettsville, Tennessee 37072**

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 I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind myself, my 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.

Whenever 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 our hands this 18th day of August, 2011.

Margaret Harmon
Margaret Harmon f/k/a Margaret Craig Swift

Louis Harmon
Louis Harmon

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret Harmon f/k/a Margaret Craig Swift and Louis Harmon,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 18th day of August, 2011.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 02-24-14

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $159,900.00.

Deborah R. Cohen
Affiant

Subscribed and sworn to before me this 18th day of August, 2011.

Lee A. Cohen
NOTARY PUBLIC

My Commission Expires: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN