STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2011.

Notary Public
MY COMMISSION EXPIRES: 01/07/2013
File No. G11-3524D

BILL GARRETT, Davidson County
Trans:T20120001289 DEEDWARR
Recvd: 01/06/12 09:07 2 pgs
Fees:13.00 Taxes:647.50
20120106-0001428

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric F. Asher and Lauren P. Asher, husband and wife (NAME)	SWBC Mortgage Corp. (NAME)	72-4-339
2715 Bobby Avenue (STREET ADDRESS)	9311 San Pedro, Suite 100 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jim Sweeney Construction, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric F. Asher and Lauren P. Asher, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the map of HAPPY VALLEY, SECTION "B", not of record, described according to a survey made by A.J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the northerly margin of Bobby Avenue at a point 250 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos. 22 and 23; thence with the line between said two lots, northwardly 140 feet to the common corner of Lot Nos. 3, 4, 22 and 23; thence with the line between Lot No. 4 and 23; eastwardly 75 feet to the common corner of Lot Nos. 4, 5 and 23 and 24; thence with the line between Lot Nos. 23 and 24, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

BEING the same property conveyed to Jim Sweeney Construction, Inc. from James S. Sweeney, Jr., by Quit Claim Deed dated September 6, 2011, as Instrument No. 201109220073538, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2715 Bobby Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 28th day of December, 2011.

JIM SWEENEY CONSTRUCTION, INC.

By: Patricia M. Neely
Patricia M. Neely, Secretary

December 28, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patricia M. Neely, Secretary for Jim Sweeney Construction, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Secretary of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2011.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES: 9-22-14

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066