WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,100.00** Affiant Subscribed and sworn to before me, this 31 day of October, 2012. Notary Public MY COMMISSION EXPIRES: 9/23/13 (AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
101 Creekside Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Baugher	New Owner	071-08-0
(NAME)	(NAME)	(MAP)
P.O. Box 943		033.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Swartz & Brough Inc., a Texas corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William L. Baugher, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 77 on the Map of J. B. Haynies Oriental Subdivision, of record in Plat Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Swartz & Brough Inc. by Substitute Trustee's Deed dated June 4, 2012, from Trustee Management Company as Successor Trustee of record at Instrument No. 20120605-0048837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property, known as: 329 Duke St., Nashville, Tennessee 37207

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 it does covenant with the said GRANTEE that it 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; and it does further covenant and bind itself, its successors and assigns, 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 31st day of October, 2012.

Swartz & Brough Inc.

By: _____
Ron Lilley, Vice President

BILL GARRETT, Davidson County
Trans:T20120083441 DEEDWARR
Recvd: 11/01/12 14:15 2 pgs
Fees:13.00 Taxes:52.17

20121101-0100614

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron Lilley with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of Swartz & Brough Inc. the within named bargainer, a corporation, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said Ron Lilley as such Vice President.

Witness my hand and official seal at office at Dallas, Texas, on this the 30 day of October, 2012.

Denise R. Spangler
Notary Public

My Commission Expires:

Denise R. Spangler
Commission Expires
02-04-2014