BOOK 8001 PAGE 543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,101.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Swartz, Jr. (NAME)	Lomas Mortgage U.S.A, Inc. (NAME)	MAP 149-2-A
704 Bayswater Circle (ADDRESS)	P. O. Box 655644 (ADDRESS)	PARCEL 17
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75265 (CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Steven C. Jenks and Paul A. Law, Jr., joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Swartz, Jr., 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 Lot No. 17, Phase I on the Plan of Piccadilly Square of record in Plat Book 5200, pages 720, 721 and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven C. Jenks and Paul A. Law, Jr., joint tenants with right of survivorship by deed from Thomas H. O'Hara and wife, Toni O'Hara of record in Book 6633, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6236, page 683, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409 and Book 6306, page 833, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Steven C. Jenks and Paul A. Law, Jr. to Jess Hay, Trustee for The Lomas & Nettleton Company, dated July 15, 1985, with an approximate unpaid principal balance of $75,101.85, of record in Book 6633, page 567, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 704 Bayswater Circle, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 6th day of December 19 89

Steven C. Jenks

Steven C. Jenks

Paul A Law Jr by Steven C Jenks AIF in fact

Paul A. Law, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven C. Jenks

the bargainor, _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December 1989

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of December, 1989, before me personally appeared Steven C. Jenks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul A. Law, Jr., and who acknowledged that he executed the same as the free act and deed of the said Paul A. Law, Jr., by virtue of that Power of Attorney, duly executed by the same Paul A. Law, Jr. and appearing of record in Book 8001, page 541, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 6th day of December, 1989.

My Commission Expires: 7-13-91

Notary Public

3009 12/08 0101 03CHECK 258.13

87 9 9 4

IDENTIF. REFERENCE

WARRANTY DEED

FROM Dec 8 8 56 AM '89 FELIX Z. HALL, JR. REGISTER DAVIDSON COUNTY TN.

Steven C. Jenks and Paul A. Law, Jr.

TO

Don Swartz, Jr.

RETURN TO:

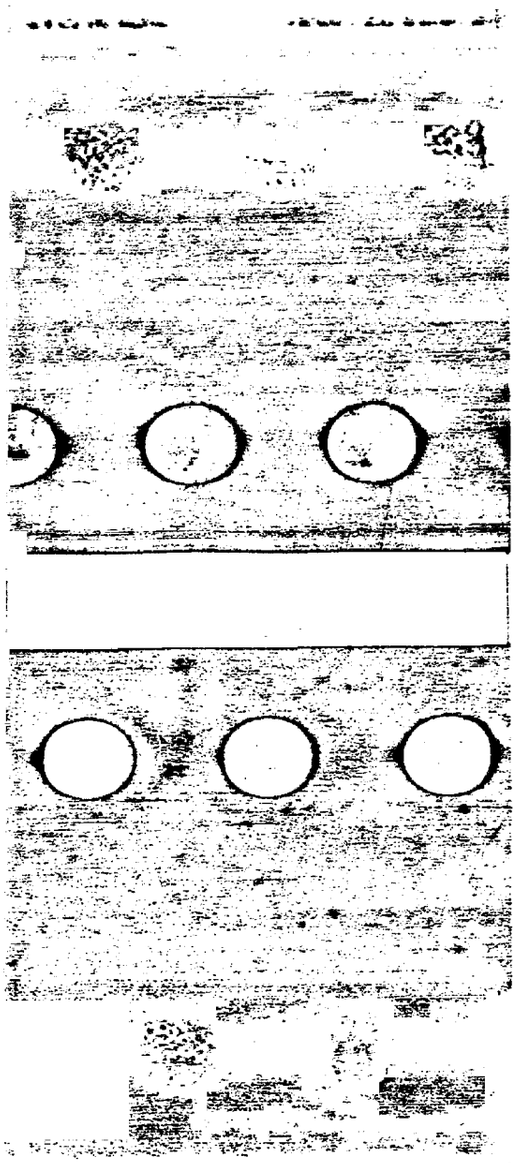
CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214

☐ 111 W. College Street Murfreesboro, Tennessee 37130

☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8001 PAGE 545

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	76101.85
CON TX	251.13
PRFEE	1.00
WDEED	6.00
TOTAL	258.13
CHECK	258.13

12/08/89 01 08:54 0001 3009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87994

IDENTIF. TREFERENCE

DEC 8 8 56 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 274198