598

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9999 PG 763

ADDRESS NEW OWNER:
Harold W. Swartz
2706 Linmar Avenue
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Hodges & Fooshie
5123 Paddock Village Court
Brentwood, TN 37027

MAP AND PARCEL:
MAP 104-14
PARCEL 32
7DA-21625

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edward J. Sudbury and wife, Nancy A. Sudbury, as to a one-half undivided interest, and James G. Hiett, Jr. and wife, Sharon S. Hiett, as to a one-half undivided interest, as Tenants in Common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harold W. Swartz, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 11 on the Revised Map of H. L. Marlin's Subdivision of certain lots in Bransford Realty Company's Sharondale Subdivision, not of record, described according to a copy of a survey thereof made October 16, 1935, by Erle Drake, County Surveyor, as follows:
>
> BEGINNING at a point in the easterly margin of Linmar Avenue, the common corner of Lots Nos. 10 and 11 on said plan, said point also being 182 feet northerly from the northeast intersection of said Avenue and Woodlawn, formerly Belair Avenue; thence with the line between Lots Nos. 10 and 11 in an easterly direction 173.5 feet to the westerly line of the right-of-way of the Tennessee Central Railroad; thence with the line of same, northwardly 60 feet to the common corner of Lots Nos. 11 and 12; thence with the line between said lots, westwardly 177.5 feet to the easterly margin of said Linmar Avenue; thence with the margin of the same, southwardly 60 feet to the point of beginning.
>
> EXCEPT that portion of the property conveyed to the State of Tennessee by deed of record in Book 4760, Page 784, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Edward L. Sudbury and wife, Nancy A. Sudbury, as to a one-half undivided interest, and James C. Hiett, Jr. and wife, Sharon S. Hiett, as to a one-half undivided interest, as Tenants in Common, by deed from Eleanor Hunter Sudbury, a widow of record in Book 6440, Page 744, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Easement to the State of Tennesse of record in Book 4760, Page 784, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

Harold Reeves executed this instrument on behalf of Edward L. Sudbury and Nancy A. Sudbury pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 2706 Linmar Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold W. Swartz, unmarried, his heirs and assigns, forever; and we, Edward J. Sudbury and wife, Nancy A. Sudbury and James G. Hiett, Jr. and wife, Sharon S. Hiett, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 28th day of March, 1996.

Edward J. Sudbury, Harold Reeves, Attorney in Fact

Nancy A. Sudbury, Harold Reeves, Attorney in Fact

James G. Hiett, Jr.

Sharon S. Hiett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5252 04/02 0101 03CHECK 414.15

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James G. Hiett, Jr. and Sharon S. Hiett the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves 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, and who further acknowledged that he is the Attorney-in-Fact of the makers, or a constituent of the makers, and is authorized by the makers, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 28th day of March, 1996.

Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 109,500.00.

AFFIANT

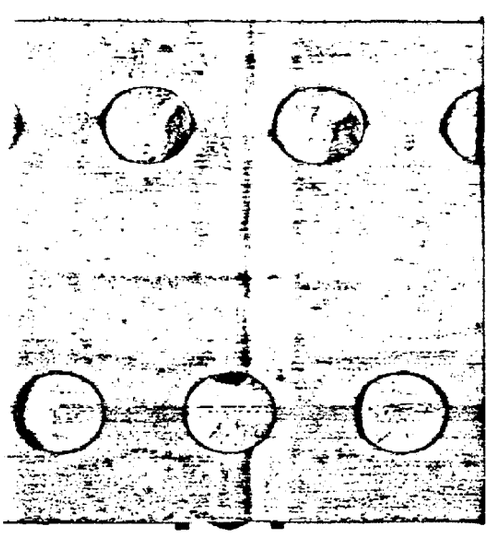
Subscribed and sworn to before me this 28th day of March, 1996.

NOTARY PUBLIC
My Commission Expires: 1/25/97

96 APR -2 AM 11:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

016478
IDENTIF. # REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9999 PG 765

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
109500.00
CON TX 405.15
PRFEE 1.00
~~MTGFEE 8.00~~
~~TOTAL 414.15~~
CHECK 414.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/96 01 11:29 0001 5252

016647 8
IDENTIF. ↑ REFERENCE

96 APR -2 AM 11:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023253