BOOK 10300 PG 45

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Wilson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1996

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | MORTGAGEE: SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Sarah A. Taylor | Suntrust Bank, Nashville, N.A. | LW 10221 |
| (NAME) | (NAME) | |
| 665 Kings Way Drive | P.O. Box 305110 | 53-15-25 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 | Nashville, TN 37230-5110 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (P.O. 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 HEREBY ACKNOWLEDGED, WE, Don Swartz, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah A. Taylor, 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:

Land in Davidson County, Tennessee, being Lot Number 20 on the Plan of King Court, Section Four of record in Plat Book 9700, Page 111, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Don Swartz, a married man by Deed of record in Book 10030, Page 58, Register's Office for Davidson County, Tennessee.

Elizabeth Ann Swartz, spouse of Don Swartz, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights in and to the within described property unto the named Grantees.

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

This is improved XX (unimproved) property, known as 665 Kings Way Drive (House Number) (Street) Old Hickory, TN 37138 (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 ~~23rd~~ 20th day of December, 1996

Don Swartz

Elizabeth Ann Swartz

STATE OF TENNESSEE
County of ~~Wilson~~ Sumner
Personally appeared before me,
Don Swartz and wife, Elizabeth Ann Swartz
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 19 96

Commission expires September 25, 1999

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker 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 day of 19

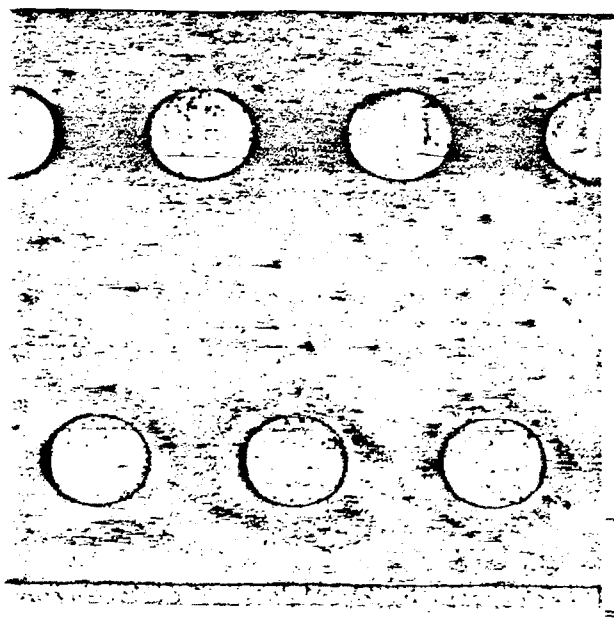
Commission expires

Notary Public

0258571
IDENTIF. & REFERENCE

96 DEC 26 AM 8:59
FELIX Z. BRASSFIELD REGISTER
DAVIDSON COUNTY, TN.

8776 12/26 0101 03CHECK 548.83



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

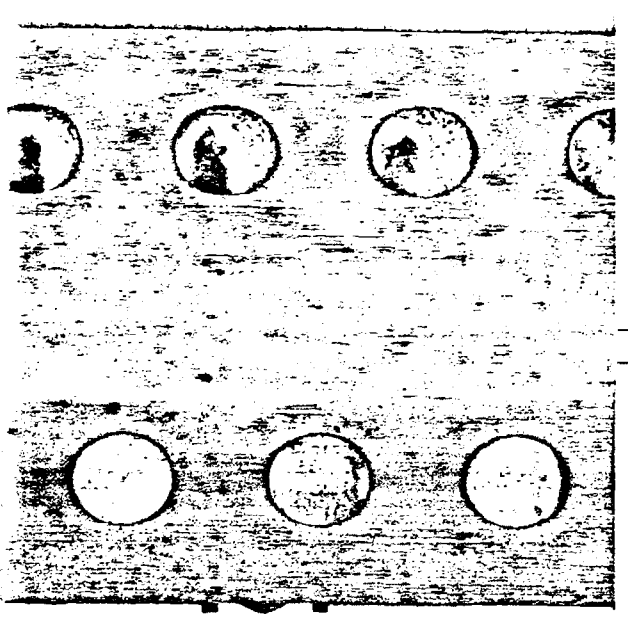
RECEIVED OF _____

FOR _____

BOOK 10300 PG 47

| | | |
|---|---|---|
| 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 | |
| | | | 145900.00 | |
| | | | CON TX 539.83 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 548.83 | |
| | | | CHECK 548.83 | |
| 12/26/96 | 01 | | 08:59 0001 8776 | |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258571
IDENTIF. ↑ REFERENCE

96 DEC 26 AM 8:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1101343