35

BOOK 10512 PG 541

WARRANTY DEED

File No: 00283320

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Mark Short	First Republic Mtg Corp	Map 133-7
[NAME]	[NAME]	
3337 Mimosa Drive	3312 West End Ave #500	Parcel 187
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville TN 37211	Nashville TN 37203	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Gregory D. Swartwout and wife, Mary A. Swartwout

have this day bargained and sold, and do hereby transfer and convey unto the said John Mark Short, a single person

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson } The actual consideration or value which ever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 27TH day of JUNE, 19 97

Affiant

My Commission Expires: 11/10/97
[Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 3337 Mimosa Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 27TH day of JUNE, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gregory D. Swartwout

Mary Anna Swartwout

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Gregory D. Swartwout and wife, Mary A. Swartwout

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 27TH day of JUNE, 19 97.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

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Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Glencoe Acres Subdivision, Section 1, of record in Book 1835, page 136, 137 and 138, Register's Office for said County.

Said Lot No. 33 fronts 75 feet on the southerly margin of Mimosa Drive and runs back between lines 199.1 feet on the westerly line and 194.1 feet on the easterly side to a line in the rear which it measures 75.00 feet.

Being the same property conveyed to Gregory D. Swartwout and wife, Mary A. Swartwout, by deed from Jackie M. Kiely (formerly known as Jackie M. Swartwout and Jacqueline Edwina Swartwout) and husband, Harry E. Kiely, of record in Book 8476, page 867, Register's Office of Davidson County, Tennessee.

GS
MAS

0321729
IDENTIFICATION REFERENCE

97 JUL -1 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2401 07/01 0101 02CHECK 26.50

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

RECEIVED OF _____

FOR _____

BOOK 10512 PG 544

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	364.50
			CHECK	364.50
07/01/97	01		11:52 0001	9501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0321729
IDENTIF. ↑ REFERENCE

97 JUL -1 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169286