PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39910
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Brenda D. Swanson<br>610 Copperfield Court<br>Brentwood, TN 37027 | Same |

PARTIAL 10954 PG 230

**TAX MAP-PARCEL NUMBERS: 172-1-A-140 06DU 82335**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia L. Lewis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Brenda D. Swanson, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of Copperfield Revised of record in Book 6900, Pages 555-559, Register's Office for said County.

SAID Lot No. 140 fronts 68.00 feet on the easterly margin of Copperfield Court and extends back between parallel lines 120 feet to a dead line.

BEING the same property conveyed to Patricia L. Lewis by deed from Jack E. Brown and wife, Susan Brown of record in Book 10518, Page 990, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 555-559, said Register's Office, which Plan showsa 20 foot minimum setback line from Copperfield Court, together with additional setback designations, and a 10 foot easement for public utility and drainage purposes along the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 6779, page 296, Book 6783, page 973, Book 7071, page 482 and Book 7208, page 889, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 610 Copperfield Court, Brentwood, TN 37027,

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** on May 23 ,19 98 .

Patricia L. Lewis

BOOK 10954 PG 231

**State of** Tennessee
**County of** Davidson

On May 23 ,19 98 , before me the undersigned authority, personally appeared Patricia L. Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/2002

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
TRAVIS D. SCHMIT
Commission Expires 3/23/2002

**State of** TN

**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00

Affiant

Sworn and subscribed before me on May 29, ,19 98 .

Notary Public

My Commission Expires:

My Commission Expires 9/18/99

CHRISTY W. HAWKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

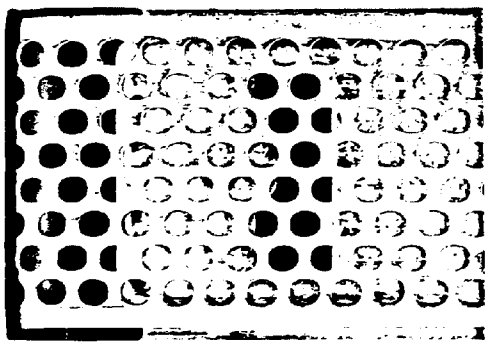
3865 06/01 0101 03CHECK 823.00

98 JUN -1 PM 1:56

IDENTIF. # REFERENCE 0144085

Wldoc Deed Wty QDoc

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



RECEIVED OF _____

FOR _____

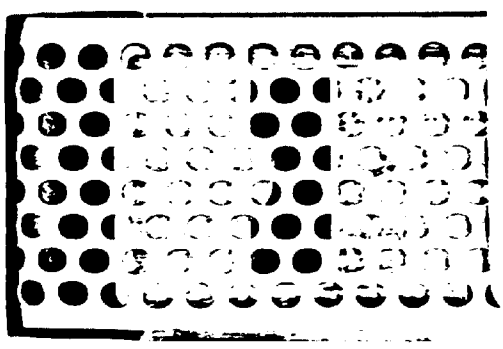
BOOK 10954 PAGE 232

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| 06/01/98 | 01 | 14:05 0001 | 3865 | |

CAMT 220000.00
CON TX 814.00
PRFEE 1.00
MDEED 8.00
TOTAL 823.00
CHECK 823.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444085
IDENTIF. ← REFERENCE
98 JUN -1 PM 1:56
FELIX Z. WILSON
REGISTER OF DAVIDSON COUNTY, TN.

No. 1289804