File Box 9B
First Title & Escrow

15925

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 11112 PAGE 647

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTOPHER FORTUNE	SUNTRUST BANK, NASHVILLE, N.A.	Map 116-15
(NAME)	(NAME)	
500 Lynnwood Boulevard	P.O. Box 305110	Par. 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37230-5110	F.B. BM 1215
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, STEVEN L. SWARTZ AND WIFE, STEPHANIE SWARTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER FORTUNE AND WIFE, SHANNON FORTUNE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 107 on the plan of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Hobbs Road at the intersection of the southerly margin of said Hobbs Road and the easterly margin of Lynwood Boulevard; thence with the easterly margin of said Lynwood Boulevard, southwardly 150 feet to a point; thence eastwardly 273 feet, more or less, to a point, thence northweardly 148 feet to a point on the southerly margin of said Hobbs Road westwardly 307.5 feet, more or less, to the beginning.

Being the same property conveyed to Steven L. Swartz and spouse, Stephanie Swartz by deed from Mark S. Delaney and spouse, Paula D. Delaney of record in Book 8994, page 937, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

98 SEP 15 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04879966

0908 09/15 0101 03CHECK 1194.63

This is improved (XX) unimproved ( ) property, known as 500 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of September, 1998.

Steven L. Swartz
STEVEN L. SWARTZ

Stephanie Swartz
STEPHANIE SWARTZ

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, STEVEN L. SWARTZ AND WIFE, STEPHANIE SWARTZ

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of September, 19 98.

My commission expires 9/23/2001 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 19 98

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM STEVEN L. SWARTZ AND WIFE, STEPHANIE SWARTZ

TO CHRISTOPHER FORTUNE AND WIFE, SHANNON FORTUNE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

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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 319900.00
CON TX 1183.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1194.63
CHECK 1194.63

09/15/98 01 09:50 0001 0908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0487966
IDENTIF. & REFERENCE

98 SEP 15 AM 9:49

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1346294