BOOK 11198 PAGE 538

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 19 98

ROBERT S. CAGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glenn Sweitzer (NAME) | First Trust Mortgage Company (NAME) | MAP 158-02 |
| 6216 Hillsboro Road (ADDRESS) | 115 Eastpark Drive, Suite 110 (ADDRESS) | PARCEL 6 |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP) | |

FOR AND 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, James W. Hogg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn Sweitzer and wife, Sheri Sweitzer

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 No. 24 on the Plan of Hillsboro Park, Section 1, of record in Book 2331, pages 30 and 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James W. Hogg by deed from Hillsboro Park, Inc., of record in Book 4153, page 602, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 2331, pages 30 and 31, said Register's Office; (b) restrictive covenants of record in Book 2435, page 237 and Book 2603, page 440, said Register's Office; and (c) sewer easement of record in Book 7808, page 425, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 6216 Hillsboro Road, Nashville, Tennessee 37215
(House Number) (Street) (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 my hand this 9th day of November 19 98

James W. Hogg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Hogg, unmarried

the bargainor 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. Witness my hand and official seal at Nashville, Tennessee, this 9th day of November 19 98

Commission expires

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 03/24/2001

STATE OF TENNESSEE
COUNTY OF

Before me, Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public



0510926
IDENTIF. & REFERENCE

98 NOV 10 AM 10:39
WILL G. HALL REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

5284 11/10 0101 03CHECK 1565.00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11198 PAGE 540

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 | |
| | | | | 420000.00 |
| | | | CON TX | 1554.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 1565.00 |
| | | | CHECK | 1565.00 |

11/10/98 01 10:38 0001 5284

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

98 NOV 10 AM 10:3[illegible]
[illegible] REGISTER
DAVIDSON COUNTY, TN

05I0926
IDENTIFICATION REFERENCE

**No.** 1370404