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HF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, 26th Floor
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $192,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of December, 1998.

Notary Public
My Commission Expires: 3-27-99

98 DEC 28 PM 4:32
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0529390
IDENTIF. ✦ REFERENCE

ADDRESS NEW OWNER:
Swor Industries, LLC
2520 Eugenia Avenue
Nashville, TN 37211

SEND TAX BILL TO:
SAME

Map: 118-08
Parcel: 180 and 181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas L. Swor and wife, Susan B. Swor, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Swor Industries, LLC, a Tennessee limited liability compnay, hereinafter the GRANTEE(S), its successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot "B" on the revised and corrected map of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the southwestern corner of Eugenia Avenue and Newsome Street, thence with eastern margin of Eugenia Avenue south 22 deg. 40' 51" East, 382.1 feet to a point, said point being the true point of beginning; thence south 84 deg. 05' 33" East, 171.23 feet to an iron pin; thence south 20 deg. 04' 49" East, 59.43 feet to an iron pin; thence south 63 deg. 57' 01" West, 147.9 feet to an iron pin; thence north 22 deg. 40' 51" West 150.0 feet to an iron pin. Said iron pin being the point of beginning, containing 15,648.18 square feet, or 0.359 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 85 fronts 32.1 feet on the east side of Eugenia Avenue and runs back on the south line 170.5 feet and on the north line 150 feet to an alley showing 113.1 feet on the rear line.

Being the same property conveyed to Thomas L. Swor and wife, Susan B. Swor by deed from Donald R. Clemons and wife, Victoria Clemons, of record in Book 9653, page 849, Register's Office for Davidson County, Tennessee.

This is improved property known as 2520 Eugenia Avenue, Nashville, TN 37211.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. 1999 real property taxes, a lien not yet due or payable.
2. All matters shown on the Plan of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise

herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 my hand this ___ day of December, 1998.

GRANTOR:

Thomas L. Swor

Susan B. Swor

STATE OF Ct)
COUNTY OF Hartford)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Thomas L. Swor**, the within named 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, at office, this 22 day of December, 1998.

TA1

Grace Bower
Notary Public

My Commission Expires: May 31, 2001

STATE OF Ct)
COUNTY OF Hartford)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Susan B. Swor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of December, 1998.

Grace Bower
Notary Public

My Commission Expires: May 31, 2001

GRACE A. BOWER
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2001

GRACE A. BOWER
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2001

4651 12/28 0101 03CHECK 721.40

TAL

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11268 PAGE 228

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	CFEE - COMPUTER FEE	PREFE - PROBATE FEE	

CAMT

CAMT 190000.00
CON.TX 710.40
Prob 1.00
WDEED 8.00
CFEE 2.00
TOTAL 721.40

12/28/98 01 CAMT37 0001 4952
CAMT 190000.00-
VOID
CON TX 710.40-
MTGR TX 710.40-
PREFE 1.00
TDEED 8.00-
CFEE 2.00
TOTAL 721.40
CHECK 721.40-

12/28/98 01 WDEED 0001 4951
TOTAL 0.00
CHECK 0.00

12/28/98 01 CAMT37 0001 4953
190000.00-
VOID
CON TX 710.40-
VOID
WDEED 8.00-

390
052900
IDENTIF. # REFERENCE

98 DEC 28 PM 4:32
BILL GARRETT / REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406469

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED