This instrument was prepared by:
Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$ 18,000.00
affiant
Subscribed and sworn to before me, this the 25th day of June, 1999.

BOOK 11564 PAGE 254

WARRANTY DEED

Address of New Owner:
Scott Chambers
2307 Oxford Rd
Nashville, TN 37215

Send Tax Bills To:
OWNER

Map & Parcel:
082-09-0-014

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM NED SWANN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT CHAMBERS** 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. 50 on the Plan of North Nashville Real Estate Company's Plan, as of record in Plat Book 21, Page 105, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William Ned Swann as of record in Book 6565, Page 215, said Register's Office.

Unimproved ( )
This is improved property (X) known as
1313 7th Avenue North, Nashville,TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th day of June, 1999.

William Ned Swann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name WILLIAM NED SWANN The bargainor(s), 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 or the purpose therin contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25TH day of JUNE, 1999.

Notary Public
Commission Expires: 5/26/2002

06093 34
RECEIPT #
99 JUL -8 PM 12:51
PICKUP

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11564 PAGE 255

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	PRFEE	- PROBATE FEE

0609334

IDENTIFICATION REFERENCE

99 JUL -8 PM 12:51

REGISTER
DAVIDSON CO. TN.

CAPT 10000.00
ST TX 40.00
RGTR 1.00
MTMD 0.00
CFEE 2.00
TOTAL 77.00
CHECK 77.00

07/08/99 (4) 12:52 0001 9954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488321