FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/01 14:56 2pgs
Fees:11.00 Taxes:83.25

20010409-0034855

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 20 01

PATRICIA NICHOLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Hardin	NEW OWNER	MAP 91-13-0
(NAME)	(NAME)	
358 Ranch Road		PARCEL 125
(ADDRESS)	(ADDRESS)	
Portland, TN 37148		
(CITY) (STATE) (ZIP)	(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, Bailey E. Swann or Sandra B. Swann, Trustees of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Hardin and wife, Patsy Hardin

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 part of Lot No. 160 and all of Lot No. 161 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for said County.

Said part of Lot No. 160 is described as follows:

BEGINNING at a point in the south margin of Summitt Street, the northwest corner of said Lot No. 160; running thence with the south margin of said Summitt Street, 50 feet eastwardly to a point, the northeast corner of said Lot No. 160; thence with the easterly line of said lot, southwardly 170 feet to an alley; thence with the northerly margin of said alley, westwardly 40 feet to a point; thence northwardly, parallel with the east line of said lot 50 feet; thence westwardly parallel with the margin of Summitt Street, 10 feet to the west line of said Lot No. 160; thence northwardly with the west line of said lot, 120 feet to the south margin of Summitt Street, the point of beginning. Said Lot No. 161 fronts 50 feet on the southerly side of Summitt Street and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Bailey E. Swann or Sandra B. Swann, Trustees of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust by Quitclaim Deed from Willard F. Broadway and wife, Mary Jane Broadway, of

CONTINUED

unimproved ( )
This is improved (X) property, known as 514 1/2 Stevenson Street, Nashville, TN 37209
(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 our hand s this 5th day of April, 20 01

Bailey E. Swann

Sandra B. 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 named Bailey E. Swann or Sandra B. Swann, Trustees of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of April 20 04.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged that 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 20.

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

record in Instrument 200001270008816, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 127, said Register's Office.