Davidson County DEEDWARR
Recvd: 04/09/01 15:47 4pgs
Fees:19.00 Taxes:111.00
20010409-0034916

This Instrument
Prepared By:
McLemore & Rollins, PLC
144 Second Avenue, North
Suite 333
Nashville, TN 37201

SPECIAL WARRANTY DEED

THIS DEED, executed as of the 28th day of August 1998, at Nashville, Davidson County, Tennessee, by Grantors, Veronica M. Swett, Lethia Swett Mann and Rita Swett, to Grantee, David E. Swett, Sr., Witnesseth:

THAT Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, their 50-percent ownership interest in certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Parcel # 1
Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Stegar's Clifton Pike Subdivision, as of record in Book 421, page 112, Register's Office for said County.

Said Lot No. 1 fronts 40 feet on the southerly side of Clifton Pike and runs back between lines, along the westerly margin of Barrow Avenue, 125 feet to an alley, measuring 45.4 feet thereon.

Being the same property conveyed to David E. Swett and Morris C. Swett by Deed from Claude Swann of record in Book 6663, page 510, Register's Office for Davidson County, Tennessee, and Morris Clark Swett by Final Decree of Divorce a shown of record in Book 8718, page 528, said Register's Office.

This improved property known as: 2801 Clifton Avenue, Nashville, Davidson County, Tennessee 37209; Field Book No. 11W-62155, Map No. 092-06-0, Parcel No. 382.00.

Parcel # 2
Land in Davidson County, Tennessee, being Lot No. 3 in T. M. Stegar's Subdivision of the Clifton Plan.

Said Lot No. 3 fronts 40 feet on the South side of Clifton Pike or Clifton Road and runs back southerly between lines 125 feet to an alley.

Being the same property conveyed to Bennie Swett and David Swett by Deed from Essie L. M. Lee, a widow, as shown of record in Book 7913, page 166, Register's Office for Davidson County, Tennessee.

And Bennie Swett conveyed his one-half (½) undivided interest in said real property to Morris C. Swett, being one and the same person as Morris Clark Swett, as shown by Quitclaim Deed of record in Book 9491, page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2803 Clifton Avenue, Nashville, Davidson County, Tennessee 37209; Field Book No. 11W-62160, Map No. 092-06-0, Parcel No. 383.00.

Parcel # 3
Land in Davidson County, Tennessee, being Lot No. 2 in T. M. Stegar's Clifton Place Subdivision, of the Clifton Plan, as shown of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 40 feet on the South side of Clifton Pike or Clifton Road and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Bennie Swett and David Swett by Deed from Ethel Mott Carpenter, a widow, as shown of record in Book 7913, page 169, Register's Office for Davidson County, Tennessee.

And Bennie Swett conveyed his one-half (½) undivided interest in said real property to Morris C. Swett, being one and the same person as Morris Clark Swett, as shown by Quitclaim Deed of record in Book 9491, page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2805 Clifton Avenue, Nashville, Davidson County, Tennessee 37209; Field Book No. 11W-62165, Map No. 092-06-0, Parcel No. 384.00.

Parcel # 4
Land in Davidson County, Tennessee, being Lot No. 4 on the Map of T. M. Stegar's Clifton Pike Subdivision, as shown of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 40 feet on the South side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to David Swett and Morris C. Swett, being one and the same person as Morris Clark Swett, by Deed from Nelson Rhodes et al as shown of record in Book 9399, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2807 Clifton Avenue, Nashville, Davidson County, Tennessee 37209; Field Book No. 11W-62170, Map No. 092-06-0, Parcel No. 385.00.

Parcel # 5

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of T. M. Stegar's Clifton Pike Subdivision, of the Barrow Place as shown of record in Book 421, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 40 feet on the southerly side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to David Swett by Decree of the Chancery Court of Davidson County, Tennessee, Tax Civil Action No. A-47, as shown of record in Book 4738, page 456, Register's Office for Davidson County, Tennessee.

Said David Swett conveyed a one-half (½) undivided interest in and to said real property to Morris C. Swett, being one and the same person as Morris Clark Swett, as shown by Quitclaim Deed of record in Book 9491, page 47, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2811 Clifton Avenue, Nashville, Davidson County, Tennessee 37209; Field Book No. 11W-62180, Map No. 092-06-0, Parcel No. 387.00.

The above listed parcels being inherited by the Grantors as the heirs of Morris Clark Swett, deceased, estate administration in the Probate Court for Wilson County, Tennessee, case number 1222.

THAT Grantors covenant that they are lawfully seized and possessed of said real estate and that same is unencumbered and have a perfect right to convey such real estate and will forever warrant and defend the title unto Grantee and to his successors and assigns against all lawful claims and will give possession of said property with Deed, but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any pervious time thereto.

IN WITNESS WHEREOF, Grantors have executed this Deed as of the date and at the place first above written.

Veronica M Swett

Veronica M. Swett

Lethia Swett Mann

Lethia Swett Mann

Rita Swett

Rita Swett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Reynolds, of the state and county aforesaid, personally appeared Veronica M. Swett with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of August 1998.

Notary Public

My Commission Expires:
29 May 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Reynolds, of the state and county aforesaid, personally appeared Lethia Swett Mann with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of August 1998.

Notary Public

My Commission Expires:
29 May 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Reynolds, of the state and county aforesaid, personally appeared Rita Swett with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of August 1998.

Notary Public

My Commission Expires:
29 May 2001

Name and Address of Property Owner:
David E. Swett, Sr.
4514 Clarksville Pike
Nashville, TN 37218

Person or Entity Responsible For Payment of Property Taxes:
David E. Swett, Sr.
4514 Clarksville Pike
Nashville, TN 37218

Map & Parcel
Map # 092-06-0
Parcel#382.00,
383.00,384.00,
385.00,387.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 23 day of February 2001.

Notary Public

My Commission Expires:
7/24/04