WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/01 10:29 2pgs
Fees:11.00 Taxes:314.50

20010424-0040340

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Karen Denise Sublett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: 7-27-02
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE, TENN.
DAVIDSON COUNTY

My Commission Expires 7-27-2002

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Denise Sublett (NAME)	CHASE MANHATTAN MORTGAGE (NAME)	95-14-76
2114 Elm Hill Pike (ADDRESS)	5409 MARYLAND WAY #202 (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 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, Ted A. Swanson and wife, Patricia Swanson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Denise Sublett, an unmarried woman

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. 15 on the plan of Elm Hill Acres, Section No. 1, of record in Book 2331, page 67, Register's Office for said County.

Said part of Lot No. 15, which is a corner lot, fronts 115.05 feet on the northerly margin of the relocated margin of Elm Hill Pike and fronts 113.85 feet on the easterly margin of Wanda Drive, said frontages being joined by a curved having a length of 31.56 feet, and extends back 132.72 feet on the easterly line and 135 feet on the northerly line to a point of intersection.

Being the same property conveyed to Ted A. Swanson by deed from James C. deed from James C. Rollins and Syble West Rollins, co-executors of the estate of Julia M. Rollins of record in Book 6563, Page 964, Register's Office for Davidson County, Tennessee.

Thence subject property conveyed to Ted A. Swanson by Quit Claim Deed from Dawn S. Swanson of record in Book 8318, Page 734, Register's Office for Davidson County, Tennessee.

Patricia Swanson herein joins to convey any and all rights and interests she may have, if any.

This conveyance is subject to taxes for 2001 and subsequent years, easements, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2114 Elm Hill Pike, Nashville, Tennessee 37210
(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 18th day of April 2001

Ted A. Swanson

Patricia Swanson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted A. Swanson and wife, Patricia Swanson

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 Brentwood, Tennessee, this 18th day of April, 2001.

Commission expires 7-[illegible]-02

D.W. McMACKIN NOTARY PUBLIC TENN. AT LARGE DAVIDSON COUNTY My Commission Expires 7-27-2002

Notary Public

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 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 _____, _____.

My commission expires _____

_____
Notary Public