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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2001.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address of New Owner:	Send Tax Bills to:	Tax Information
Dan Swartz 2904 Snowden Road Nashville TN 37204	SunTrust Bank P O BOX 305110 Nashville, TN 37219	118-09-157

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David B. Wixted and wife, Kimberly H. Wixted, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to *~~Dan Swartz and wife, Tracy Swartz,~~* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *Daniel D. Swartz and wife, Tracy L. Schroeder Swartz and Donald W. Swartz and wife, Elizabeth A. Swartz

Land in Davidson County, Tennessee, being Lot No. 42 of Sutton Hill Section of Marengo Park as shown on plan of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David B. Wixted and wife, Kimberly H. Wixted by deed dated 2/28/92 and recorded 3/2/92 in Book 8563, page 88, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2904 Snowden Road, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of May, 2001.

David B. Wixted

Kimberly H. Wixted

Davidson County DEEDWARR
Recvd: 05/31/01 14:04 2pgs
Fees:11.00 Taxes:888.00

20010531-0056471

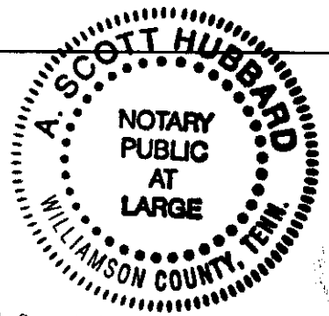
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David B. Wixted and Kimberly H. Wixted, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 29th day of May, 2001.

Notary Public

My Commission expires : _____



My Commission Expires MAR. 27, 2005