THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 06/07/01 10:56 2pgs
Fees:11.00 Taxes:440.30

20010607-0059991

WARRANTY DEED

THIS INDENTURE, made this 9th day of April, 2001 between **BRIAN M. CHRISTENSON AND WIFE, REBECCA G. CHRISTENSON** of **DAVIDSON** County, Tennessee, First Parties, and

Paul T. Swaffer, Jr., A SINGLE MAN

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 139 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS) OF RECORD IN BOOK 6900, PAGE 405, AMENDED IN BOOK 6900, PAGES 550 - 552, CORRECTED IN BOOK 7462, PAGE 445, SURVEYORS CERTIFICATE OF CORECTION IN BOOK 81210, PAGE 401, AND AMENDED IN BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE RESTRICTIONS OF RECORD IN BOOK 7351, PAGE 852, BOOK 7451, PAGE 739 AND BOOK 8336, PAGE 393; EASEMENT FOR SANITARY SEWER AND /OR STORM DRAINAGE GRANGTED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVISDON COUNTY, OF RECORD IN BOOK 11030, PAGE 740, PAGE 743, AND BOOK 11030, PAGE 785, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BRAIN M. CHRISTENSON AND WIFE, REBECCA G. CHRISTENSON, BY DEED OF RECORD IN BOOK ____, PAGE ____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Instrument No. 200003240029929
Conveyance to Brain M. Christenson was a typographical error; his name is Brian M. Christenson
This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

BRIAN M. CHRISTENSON

Rebecca G. Christenson
REBECCA G. CHRISTENSON

STATE OF Wisconsin
COUNTY OF Marathon

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BRIAN M. CHRISTENSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of April, 2001.

Londra C. Pilgrim
Notary Public
Printed name: LONDRA C. PILGRIM

My commission expires: 09/30/2003
(NOTARY SEAL)

LONDRA C. PILGRIM NOTARY STATE OF WISCONSIN

STATE OF South Carolina
COUNTY OF Oconee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **REBECCA G. CHRISTENSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2001.

Lecca C. Morehead
Notary Public
Printed name: Lecca C Morehead

My commission expires: 12-29-2002
(NOTARY SEAL)

LECA G. MOREHEAD NOTARY PUBLIC CAROL

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Paul T. Swaffer, Jr.
1517 Aaronwood Drive
Old Hickory, TN 37138

RESPONSIBLE TAXPAYER:
AMSOUTH BANK
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

CLT#_____

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 119,000.00.

_____ (AFFIANT)

Subscribed and sworn to before me, this 31st day of May, 2001

Catherine R Vass
Notary Public
Printed Name CATHERINE R. VASS

My commission expires 5/30/2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004