State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 159,900.00

Subscribed and sworn to before me this 28th day of June, 2001,

NOTARY PUBLIC AT LARGE J. NICOLE HUGHES DAVIDSON COUNTY, TENN.

Affiant

Notary Public

Commission Expires: 1-25-03

Davidson County DEEDWARR
Recvd: 06/28/01 09:52 2pgs
Fees:11.00 Taxes:591.63

20010628-0068491

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

N09868

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Sheila P. Dennie **1332 7th Avenue North** **Nashville, TN 37208** MAP & PARCEL NO. **082-09-0/020.00**	**Fremont Investments & Loan** **175 N. Riverview Drive** **Anaheim, CA 92808**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Ed Swinger, unmarried,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Sheila P. Dennie, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

Being the Northwesterly part of Lot No. 35 on the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 27.91 feet on the 7th Avenue North beginning at a point in the northwest corner of Lot 35 and running thence in a northeasterly direction along Taylor Street 118.33 feet to a point; thence in a southerly direction 27.75 feet to a point; thence with new interior line of Lot No. 35 117.65 feet to a point; in the easterly margin of 7th Avenue North 27.91 feet to the point of beginning.

Being the same property conveyed to Ed Swinger, unmarried, by Warranty Deed from Yusuf O. Salahuddin, unmarried, dated December 23, 1999, recorded January 4, 2000, as Instrument Number 200001040000999, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **1332 7th Avenue North, Nashville, TN 37208**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **June 26, 2001** .

Ed Swinger, unmarried, Grantor

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State of Tennessee
County of Davidson

On this 26th day of June, 2001, before me personally appeared **Ed Swinger, unmarried**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official

My Commission Expires:
1-25-04

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

Warranty Deed

F\tw\apps...\WD2