THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Donald R. Swartz, et ux P. O. Box 291343 Nashville, TN 37229-1343	Same as New Owner	Map 44-15 Parcel 407

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY A. NUNALEY, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DONALD R. SWARTZ and wife, TERRY KELLER SWARTZ, hereinafter referred to as 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 Lot No. 24 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Mary A. Nunaley, unmarried, by Quitclaim Deed from Karen L. Sholtes, unmarried, of record in Book 10054, page 372, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1200 Overton St., Old Hickory, Tennessee 37138.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the Plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

Davidson County DEEDWARR
Recvd: 07/11/01 12:26 2pgs
Fees:13.00 Taxes:303.40
20010711-0073918

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

MARY A. NUNALEY, a single woman

"GRANTEES"

DONALD R. SWARTZ

TERRY KELLER SWARTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY A. NUNALEY, a single woman, and DONALD R. SWARTZ and wife, TERRY KELLER SWARTZ, 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, at office, this the 2nd day of July, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
DAVIDSON

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of July, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
DAVIDSON

My Commission Expires December 6, 2001