This instrument was prepared by PHILLIP R. SYKES of the law firm of PHILLIP R. SYKES, 1152 College Street, Clarksville, Tennessee 37040.

MAIL TAX STATEMENTS TO:

WILLIAM A. SWAFFER
4776 OLD CLARKSVILLE PIKE
CLARKSVILLE, TN 37043

OWNER AND PROPERTY ADDRESS:

SAME

Davidson County DEEDWARR
Recvd: 07/20/01 13:26 2pgs
Fees:13.00 Taxes:51.80
20010720-0077218

JAMES A. KOHLER, ET UX

TO: CASH WARRANTY DEED

WILLIAM A. SWAFFER, ET UX

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **JAMES A. KOHLER AND WIFE, ANN D. KOHLER,** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **WILLIAM A. SWAFFER AND WIFE, MARY L. SWAFFER**, **Grantees** and in this deed called the **"Grantee"**, as tenants by the entirety, **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in DAVIDSON County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 39, on the Plan of Heritage View Subdivision, Section Two, as shown on plat of record in Plat Book 7900, Page 37, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> AND BEING the same real estate conveyed to JAMES A. KOHLER AND WIFE, ANN D. KOHLER by deed of record Book 9460, Page 429, Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is Map 42-8, Parcel 157.
>
> This conveyance is subject to the lien for 2001 Davidson County land taxes which have been prorated and payment of which is assumed by Grantees herein; to a deed of dedication for water lines of record in Book 8192, Page 229; deeds of conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8204, Page 210 and Book 8855, Page 670; easements to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 7814, Page 344; right of way agreement for pipelines of record in Book 1939, Page 555; restrictions and easements as contained in Book 7778, Page 461, Book 8076, Page 147 and Book 8592, Page 433; restrictions, easements and building setbacks shown on Plat recorded in Book 7900, Page 37, all recorded in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, as tenants by the entirety, **Grantee's** heirs and assigns forever.

GRANTOR COVENANTS that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, **Grantor** has affixed **Grantor's** signature on this the 20th day of July, 2001.

GRANTOR:

JAMES A. KOHLER

ANN D. KOHLER

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, JOHN RAY STOKES, SR., with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 20th day of July, 2001.

NOTARY PUBLIC Commission Expires: 1-25-03 **SEAL**

STATE OF Tennessee

COUNTY OF Davidson

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 14,000.00.

SWORN AND SUBSCRIBED TO before me on this the 20th day of July 2001.

AFFIANT

NOTARY PUBLIC **SEAL**

Commission expires: 1-25-03