Davidson County DEEDWARR
Recvd: 09/05/01 17:40 3pgs
Fees:18.00 Taxes:458.80
20010905-0096454

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 53-03 Parcels 213 and 214

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, ALICE BURKE, 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:

PARCEL NO. 1: BEING Lot No. 156 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 Davidson County, Tennessee.

SAID Lot No. 156 fronts 54.7 feet on the westerly side of Overton Street and extends back between parallel lines 87.6 feet to the easterly line of Lot No. 162, measuring 54.7 feet thereon.

BEING the same property conveyed to Alice Burke, a single person, by Executor's Deed from Alice Burke and Mary Tankersley, Co-Executors of the Estate of Alonzo Bolton, of record in Instrument No. 20010618-0064225, 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 1302 Overton Street, Old Hickory, Tennessee 37138.

PARCEL NO. 2: BEING Lot No. 157 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 Davidson County, Tennessee.

SAID Lot No. 157 fronts 55.2 feet on the westerly side of Overton Street and extends back 87.6 feet on the northerly line and 87.7 feet on the southerly line to a dead line, measuring 55.2 feet thereon.

BEING the same property conveyed to Alice Burke, a single person, by Executor's Deed from Alice Burke and Mary Tankersley, Co-Executors of the Estate of Alonzo Bolton, of record in Instrument No. 20010618-0064224, 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 1304 Overton Street, 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. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 67, said Register's Office.

3. Subject to right of way easements of record in Book 626, page 556, Book 662, page 743 and Book 1643, page 311, said Register's Office.

4. Subject to Utility Easement of record in Book 1424, page 67, said Register's Office.

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.

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

"GRANTOR"

Alice N. Burke
ALICE BURKE

"GRANTEES"

Donald R. Swartz
DONALD R. SWARTZ

Terry K. 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, ALICE BURKE, 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 31st day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001