File Box 8

Davidson County DEEDWARR
Recvd: 10/15/01 16:06 3pgs
Fees:18.00 Taxes:1757.50

20011015-0112283

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $475,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of September, 2001.<br><br>Notary Public<br><br>My Commission Expires: _____ |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Fred D. DeWeese and wife,<br>Kathleen DeWeese<br>14 Compton Trace<br>Nashville, TN 37215 | Countrywide Home Loans<br>718 Thompson Lane<br>Suite 104<br>Nashville, TN 37215 | 131-06-C 036.00CO<br>7DA 91590 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH B. SWANSON AND WIFE, BARBARA B. SWANSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **FRED D. DEWEESE AND WIFE, KATHLEEN DEWEESE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Burton Hills Estates, of record in Book 6250, page 596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth B. Swanson and wife, Barbara B. Swanson by deed from Ran lee Whitehead and wife, Rebecca P. Whitehead and Frances E. Whitehead, unmarried, of record in Book 10569, page 515, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Restrictions contained in instrument of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, as amended in Book 6691, page 593; Book 6778, page 632; Book 6778, page 536; Book 6911, page 120; book 7046, page 530 and Book 7076, page 691, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions, Burton Hills Estates, of record in Book 6644, page 23, as amended at Book 6917, page 730, Register's office for Davidson County, Tennessee.

5. Charter of Burton Hills Homeowners association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended at Book 6921, page 216, Register's Office for Davidson County, Tennessee.

6. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, Register's Office for said County.

7. Charter of Burton Hills Estate Association, Inc., dated August 16, 1985, of record in Book 6665, page 1, Register's Office for said County.

8. Sanitary sewers and/or storm drainage easement and two 10 foot temporary construction easements conveyed by deed from David Lipscomb College to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4298, page 491, Register's Office for Davidson County, Tennessee.

9. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, Register's Office for said County.

10. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985, of record in Book 6655, page 47, Register's Office for said County.

11. The Plan of record in book 6250, page 596, Register's Office for said County, shows an owner's certificate, a 20 foot minimum building setback line from Compton Trace, 10 foot from the easterly lot line, 2 foot from the northerly lot line and 8 foot from the southerly lot line and a 10 foot public utility and drainage easement located on the westerly lot line of premises.

12. Rights of others in and to the common elements.

This is improved property known as 14 Compton Trace, Nashville, TN 37215.

**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 we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 28th day of September, 2001.

Kenneth B. Swanson

Barbara B. Swanson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH B. SWANSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of September, 2001.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA B. SWANSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of September, 2001.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003