Davidson County DEEDWARR
Recvd: 03/25/02 16:06 2pgs
Fees:13.00 Taxes:334.48
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40-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,400.00

William Swift III
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of March, 2002.

Notary Public

My Commission Expires: 7/26/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires July 26, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William Swift, III
3208 Lakeford Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 108-080-162.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald P. Love and Mary Susan Love*** hereinafter referred to as Grantors, hereby transfers and conveys to **William Swift, III** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

*husband and wife,

Being Lot No. 29-A on the Plan of the Zone Lot Division of Lots 29 and 30 of Section Three of East Lake Subdivision of record in Book 5200, page 342, as amended in Book 5200, page 668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Terry F. Smith and Donald P. Love by Deed from Ed F. Jeffery and Benjamin Jordan of record in Book 6342, page 855, Register's Office for Davidson County, and further quitclaimed by instruments of record in Book 8895, page 495 and Book 8914, page 465 said Register's Office for the purpose of correcting the legal description and further quitclaimed to Donald P. Love and wife, Mary Susan Love, by Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Book 8941, page 431, Register's Office of Davidson County, Tennessee for the purposes of creating a Tenancy by the Entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 342, and amended in Book 5200, page 668, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5761, Page 355, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3208 Lakeford Drive, Nashville, Tennessee 37214.

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 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 the same is unencumbered, unless otherwise herein set out; and I 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. 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 22nd day of March, 2002.

Donald P. Love

Mary Susan Love

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald P. Love and Mary Susan Love, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2002.

Notary Public

11-22-05
My Commission Expires

DONALD B. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.