Prepared by and return to:
Title Enterprise, LLC
3354 Perimeter Hill Drive, Ste. 105
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 04/02/02 11:37 3pgs
Fees:18.00 Taxes:447.70

20020402-0039750

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Robert W. Sweatt** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Jeffrey Baxter** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" for Legal Description

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness ~~my~~ hand this 29th day of March, 2002.

Robert W. Sweatt

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Robert W. Sweatt** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 29th day of March, 2002.

Notary Public
My Commission expires: Grant B. Stockton

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $121,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Jeffrey Baxter

Subscribed and sworn to before me this 29th day of March 2002.

Notary Public
My Commission expires:

Map and Parcel: 72-13-69

Address of New Owner:
1027 McClurkan Avenue
Nashville, TN 37206

Send Tax Bills To:

Same

1020057

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 50 feet of Lot No. 96 on the plat of trevecca Subdivision of Renraw, as of record in Book 421, Page 72 and 73, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 96 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines with the easterly margin of Trevecca Avenue, 155 feet to an alley.

Being the same property conveyed to Robert W. Sweatt, unmarried by Warranty Deed from Arlin L. McRae, dated July 20, 2000 and recorded August 4, 2000, Instrument No. 200008040077795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Plan of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.