Davidson County DEEDWARR
Recvd: 04/05/02 09:38 3pgs
Fees:18.00 Taxes:147.63
20020405-0041729

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gary Sweat and wife, Emily Sweat	New Owners	Map 072-11-0
123 E. Harbor Drive		Parcel 173.00
Hendersonville, TN 37075		26B 11030

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Frank Davenport, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Gary Sweat and wife, Emily Sweat** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Montgomery Heights, as of record in Book 332, page 47.

Said Lot No. 19 fronts 50 feet on the northerly side of Highland Avenue and runs back between parallel lines, 220 feet to an alley.

Being the same property conveyed to Frank Davenport, a married person by Warranty Deed from Christine Butts, a widow of record in Instrument No. 20020305-0027185, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 332, page 47, said Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers to Metropolitan Nashville of record in Book 4218, page 552, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1421 Monetta Avenue, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

39,900.00 CRS

The actual consideration or value, whichever is greater for this transfer is ~~$28,500.00~~.

Gary R Sweat
Affiant

Subscribed and sworn to before me this 4th day of April, 2002.

Notary Public

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of April, 2002.

Frank Davenport
Frank Davenport

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **4th** day of **April, 2002**, before me personally appeared Frank Davenport, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of ~~April,~~ 2002.

Notary Public

My Commission Expires: 9-24-2005