Davidson County DEEDWARR
Recvd: 05/30/02 10:48 3pgs
Fees:18.00 Taxes:556.85
20020530-0065521

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.
Anthony M. Baglino, et ux	Cavalry Banking	Map 53-03
1304 Overton St.	114 West College St.	Parcel 214
Old Hickory, TN 37138	Murfreesboro, TN 37130	

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, SSS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF DONALD R. SWARTZ and TERRY KELLER SWARTZ, GENERAL PARTNERS, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ANTHONY M. BAGLINO and wife, LAURA V. BAGLINO, 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:

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 SSS Properties, a partnership, by Quitclaim Deed from Donald R. Swartz and wife, Terry Keller Swartz, of record in Instrument No. 20011026-0117342, 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 , the 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 warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, 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. Any and all matters as they may appear on the Plan of Record in Book 1424, page 67, said Register's Office.

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

And, the GRANTOR does further covenant and bind itself, its successors or 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 persons whomsoever.

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

"GRANTOR"

SSS PROPERTIES, a Tennessee General Partnership

BY: _____
DONALD R. SWARTZ, General Partner

BY: _____
TERRY KELLER SWARTZ, General Partner

"GRANTEES"

_____
ANTHONY M. BAGLINO

_____
LAURA V. BAGLINO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY M. BAGLINO and wife, LAURA V. BAGLINO, 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 29th day of May, 2002.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DONALD R. SWARTZ, General Partner and TERRY KELLER SWARTZ, General Partner, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the partners of SSS PROPERTIES, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand, at office, this the 29th day of May, 2002.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $150,500.00.

Affiant

Sworn to and subscribed before me, this the 29th day of May, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005