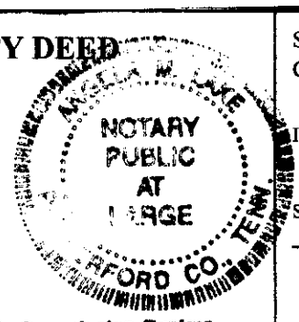
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/04/03 10:48 2pgs
Fees:13.00 Taxes:401.45



20030604-0076341

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 20 03

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: 1-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Caswell Allen (NAME)	Southeastern Mortgage of TN, Inc (NAME)	MAP 74-8
7034 Bonnavent Drive (ADDRESS)	115 29th Ave. South (ADDRESS)	PARCEL 58
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven A. Schwartz and wife, Kristie R. Schwartz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Caswell Allen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 773 on the Plan of Hermitage Hills, Section Seven of record in Book 3300, Page 62 and 63, Register's Office for said County.

Said Lot No. 773 fronts 79.0 feet on the broken northeasterly margin of Bonnavent Drive and extends back 227.28 feet on the northwesterly line 211.8 feet on the southeasterly line to a broken line in the rear, measuring 89,43 feet thereon.

BEING the same property conveyed to Steven A. Schwartz and wife, Kristie R. Schwartz by deed from Vincent P. Messina, married, of record in Instrument 20020724-0088869, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3399, Page 446, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 62 and 63, said Register's Office.

Power of Attorney of record in Instrument 20030604-0076340, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7034 Bonnavent Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our 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 our hand s this 30th day of May, 20 03

Steven A. Schwartz by Gini Thompson his attorney in fact
Steven A. Schwartz

Kristie R. Schwartz by Gini Thompson her attorney in fact
Kristie R. Schwartz

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gini Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Steven A. Schwartz and Kristie R. Schwartz as their Attorney in Fact as the free act and deed of the within named Steven A. Schwartz and Kristie R. Schwartz.

Witness my hand and official seal at Nashville, Tennessee the 30th day of May, 2003.

My Commission Expires: 1/29/05

Notary Public

