Davidson County DEEDWARR
Recvd: 08/05/03 10:51 2pgs
Fees:13.00 Taxes:374.81

20030805-0110830

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $101,300.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2003.

Notary Public
My commission expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony T. Switter	AMERICA'S WHOLESALE LENDER	072-16-0163.00
1954 Porter Road	750 OLD HICKORY BLVD # 180	
Nashville TN 37206	BRENTWOOD TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stewart S. Fey (erroneously referred to as Stewart S. Fay in the previous deed of record)**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony T. Switter and wife, Amanda E. Scales**, hereinafter called the Grantees, their successors 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 part of Lot No. 37 on the Map of Rosebank Subdivision of the J.W. Church Tract, of record in Book 547, page 48, Register's Office for said County, and also known as Lot No. 5 on the preliminary plan showing the proposed subdivision of part of the Rosebank Plan of Porter Road, described according to a copy of the survey thereof made by W.B. Southgate, Surveyor, as follows: Beginning at a point in the Southerly margin of Porter Road, the common corner of Lot Numbers 4 and 5; thence with the line between said lots Southerly 200 feet to a point; thence Easterly 100 feet to the common corner of Lot Numbers 5 and 6; thence with the line between said lots Northerly 200 feet to the Southerly margin of Porter Road, thence with the margin of same Westerly 100 feet to the point of beginning.

Being the same property conveyed to Stewart S. Fay by Special Warranty Deed from Fairbanks Capital Corporation of record in Instrument No. 20021115-0141635m Register's Office for Davidson County, Tennessee. Stewart S. Fay and Stewart S. Fey are one and the same person. This is not the principal residence of grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1954 Porter Road, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of May, 2003.

Stewart S. Fey by Cindy S. Fey
Attorney-in-Fact

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 Cindy S. Fey, 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 for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Stewart S. Fey and that she is authorized by him to execute this instrument on his behalf.

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

Notary Public

My Commission Expires: .

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 20, 2003