THIS INSTRUMENT PREPARED BY:

Kirk C. Waite, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lynda Faye Wells 1506 Hadley Avenue Old Hickory, TN 37138	Same as New Owner	Map 53-03 Parcel 334

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, TKR PROPERTIES, a Tennessee General Partnership composed of TERRY KELLER SWARTZ and DONALD R. SWARTZ, General Partners, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto Lynda Faye Wells, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

BEING land in the Fourth Civil District of Davidson County, Tennessee, being a part of Lot #196, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 66, Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING with an iron pin at the northeast corner of Lot #196 and running thence the following courses and distances: South 0 deg. 47' West 58.0 feet to an iron pin; thence North 89 deg. 13' West 108.2 feet to an iron pin; thence North 0 deg. 47' East 58.0 feet to an iron pin; thence South 89 deg. 13' East 108.2 feet to an iron pin and the point of beginning, containing 0.14 acres, more or less. ALSO BEGINNING with an iron pin at the southeast corner of Lot # 195 and running thence the following courses and distances: North 89 deg. 13' West 108.2 feet to an iron pin; thence North 0 deg. 47' East 5.5 feet to an iron pin; thence South 89 deg. 13' East 108.2 feet to an iron pin; thence South 0 deg. 47' West 5.5 feet to an iron pin and the point of beginning, containing 0.01 acres, more or less.

Also conveyed herein is a part of Lot #195, Section C, Village of Old Hickory, more particularly described as follows: BEGINNING with an iron pin at the southwest corner of Lot #195, and running thence the following courses and distances: North 0 deg. 47' East 5.5 feet to an iron pin; thence South 89 deg. 13' East 59.0 feet to an iron pin; thence South 0 deg. 47' West 5.5 feet to a pin; thence North 89 deg. 13' West 59.0 feet to an iron pin, and the point of beginning, containing 0.01 acres, more or less. ALSO, being a part of Lot #196, Section C, Village of Old Hickory, being more particularly described as follows: BEGINNING with an iron pin at the northwest corner of Lot #196, and running thence the following courses and distances: South 89 deg. 13' East 59.0 feet to an iron pin; thence South 0 deg. 47' West 58.0 feet to an iron pin; thence South 89 deg. 13' East 108.2 feet to an iron pin; thence South 0 deg. 47' West 27.0 feet to an iron pin; thence North 89 deg. 13' West 167.2 feet to an iron pin; thence North 0 deg. 47' East 85.0 feet to an iron pin, and the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to TKR Properties by deed of record in Instrument No. 20030207-0017113, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/25/03 13:20 3pgs
Fees:18.00 Taxes:407.00
20031125-0171240

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 1506 Hadley Avenue, Old Hickory, TN 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 GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS do covenant with the said GRANTEE, that the GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004 and all subsequent years, a lien not yet due and payable.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 66, said Register's Office.

3. Subject to Deed of Trust executed by Donald R. Swartz and wife, Terry K. Swartz to Homer R. Ayers, Trustee, of record in Instrument No. 200107110073919, Register's Office for Davidson County, Tennessee, to secure to Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick, the survivor of them or their heirs or assigns, one note dated 7/02/01 in the original principal amount of $82,000.00 payable as provided therein. Amended to substitute collateral by Modification of Deed of Trust of record in Instrument No. 200112140138253, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTORS"

TKR PROPERTIES, a TN General Partnership

BY: _____
TERRY KELLER SWARTZ, General Partner

BY: _____
DONALD R. SWARTZ, General Partner

"GRANTEES"

_____
Linda Faye Wells, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynda Faye Wells, a single woman, 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 therein contained.

WITNESS my hand, at office, this the 19th day of November, 2003

NOTARY PUBLIC

My commission expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TERRY KELLER SWARTZ AND DONALD R. SWARTZ, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the partners of TKR 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 19TH day of November, 2003

NOTARY PUBLIC

my commission expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Sworn to and subscribed before me, this the 19th day of November, 2003

NOTARY PUBLIC

My commission expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN