Dav. Co. File Box 14-A
jtc file no. 16895-2

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $278,500.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

Notary Public
My commission expires: ~~03/14/05~~ 3/25/06

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.
Comm. Expires 3/25/06

Davidson County DEEDWARR
Recvd: 03/02/04 08:53 2pgs
Fees:13.00 Taxes:1030.45
20040302-0023227

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen D. Webb 2904 Snowden Road Nashville TN 37204	Union Planters Bank, N.A. P. O. Box 2127 Memphis, TN 38101-2127	118-09-0-157.00

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, Daniel D. Swartz and wife, Tracy L. Schroeder Swartz and Donald W. Swartz and wife, Elizabeth A. Swartz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen D. Webb, an unmarried person, and Celeste M. Tumis, an unmarried person, 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 Lot No. 42, on the Plan of Sutton Hill Section of Marengo Park, of record in Book 974, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel D. Swartz and wife, Tracy L. Schroeder Swartz and Donald W. Swartz and wife, Elizabeth A. Swartz, by deed from David B. Wixted and wife, Kimberly H. Wixted, of record in Instrument No. 20010531-0056471, Register's Office for Davidson County, Tennessee.
>
> 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 2904 Snowden Road, Nashville, TN 37204

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 27th day of February, 2004.

Daniel D. Swartz, by Tracy L. Schroeder Swartz, Attorney-in-Fact

Tracy L. Schroeder Swartz

Donald W. Swartz

Elizabeth A. Swartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy L. Schroeder Swartz, Donald W. Swartz, and Elizabeth A. Swartz, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 27th day of February, 2004.

Notary Public

My Commission expires 03/14/05

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 Tracy L. Schroeder Swartz, 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 Daniel D. Swartz and that she is authorized by Daniel D. Swartz to execute this instrument on his behalf pursuant to a Power of Attorney executed by Daniel D. Swartz on the 27th day of February, 2004 of record as Instrument No.*

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2004.

03/14/2005
Commission expires

Notary Public

* 20040302-0023226 Register's Office for Davidson County, Tennessee.