THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 9 25.04 (AFFIX SEAL)

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter J. Swarr (NAME)	Bank of America, N. A. (NAME)	MAP 104-5
3912 Murphy Road (ADDRESS)	900 W. Trade Street (ADDRESS)	PARCEL 5
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (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, Matthew Fleener and wife, Erin Fleener

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter J. Swarr

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 the west 50 feet of Lot No. 22 in West Grove subdivision, a plan of which is of record in Book 421, page 85, Registers office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50 feet on the north side of Murphy Road and runs back between parallel lines 164.4 feet to the southerly margin of an alley.

Being the same property conveyed to Matthew Fleener and wife Erin Fleener by warranty deed from Benjamin Baker Haynes and Jennifer Ayer Haynes as of record in Instrument NO. 20010604-0057364, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/05/04 15:35 2pgs
Fees:13.00 Taxes:745.55
20040305-0025766

unimproved ( )
This is improved (X) property, known as 3912 Murphy Road, Nashville, TN 37209
(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 27th day of February, 2004

Matthew Fleener

Erin Fleener BY MATTHEW FLEENER AS ATTORNEY-IN-FACT

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 Matthew Fleener

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2004.

Commission expires July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 Matthew Fleener with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Erin Fleener, as her Attorney in Fact, as the free act and deed of the within named Erin Fleener.

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

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: July 24 2004