Davidson County DEEDWARR
Recvd: 04/08/04 15:58 2pgs
Fees:13.00 Taxes:458.80

20040408-0040494

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2004.

Notary Public

My Commission Expires: March 6, 2006

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

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Donald R. Swartz Terry Keller Swartz P.O. Box 291343 Nashville, TN 37229	SAME	44-15-180.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Betsy Barlow Weickenand and husband, Patrick Joseph Weickenand,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Donald R. Swartz and wife, Terry Keller Swartz,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, Being Lot No. 237 on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betsy Barlow Weickenand and husband, Patrick Joseph Weickenand by deed of record in Instrument No. 20010614-0062892, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2004 and all subsequent years, a lien not yet due and payable.
2. Any and all restrictions and easements of record.

This is ( ) unimproved (X) improved property known as: 807 Cleves Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise

herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 31st day of March, 2004.

By: _____
Betsy Barlow Weickenand

By: _____
Patrick Joseph Weickenand

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Betsy Barlow Weickenand, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 31st day of March, 2004.

_____
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: March 6, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Patrick Joseph Weickenand, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 31st day of March, 2004.

_____
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: March 6, 2006