Davidson County DEEDWARR
Recvd: 04/30/04 15:00 2pgs
Fees:13.00 Taxes:693.75

20040430-0049554

BOX 10-A

RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 **WARRANTY DEED** G-CD-04-2116	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00 Affiant Subscribed and sworn to before me, this 29th DAY OF April, 2004. Notary Public MY COMMISSION EXPIRES: 11/24/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Taylor Wheeler	SAME	
2116 Grantland Avenue	(NAME)	105-10-321
(ADDRESS) Nashville, Tennessee	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEATHER CLAIRE SWAIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EUGENE TAYLOR WHEELER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 5, block 10, Yarbrough's Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather Clair Swain, by Warranty Deed executed on March 7, 2003 and filed for record on March 24, 2003 in Instrument Number 200303240038324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2116 Grantland Avenue, Nashville, Tennessee
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of April, 2004.

Heather Claire Swain by [illegible] Attorney in Fact
Heather Claire Swain

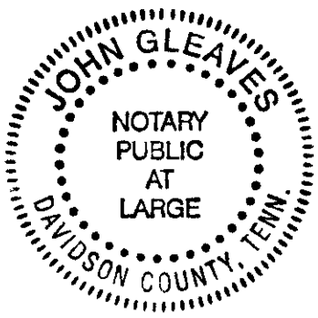
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Todd Williams, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Heather Claire Swain and acknowledged that he/she executed the same as the free act and deed of the said Heather Claire Swain.

Witness my hand and official seal at
Nashville, TN
on this the 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903