THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 05/04/04 16:06 2pgs Fees:13.00 Taxes:1537.35 20040504-0050842	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $415,500.00. **Affiant** Subscribed and sworn to before me, this 30th day of April, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires JULY 21, 2

Address New Owner As Follows:
Matt L. Swyers and wife,
Molly Swyers
707 Lynnbrook Road
Nashville, TN 37215

Send Tax Bills To:
United Mortgage Lenders, Inc.
4969 U.S. Hwy. 42, Ste 2400
Louisville, KY 40222

Map-Parcel Number:
Map117-01-0-072.00
Field Book 7DA 07005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOANN BENNETT SANDERS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATT L. SWYERS AND WIFE, MOLLY SWYERS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, Block "G" on the Map of W. M Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 100 feet on the westerly side of Lynnbrook and runs back between parallel lines 221.25 feet to an alley.

Being the same property conveyed to Lawrence Lee Sanders, Sr., and wife, Joann Bennett Sanders by deed from Mina Davis Gossett, a widow, of record in Book 5167, page 524, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 7838, page 139, Register's Office for said County, subject property was vested in Joann Bennett Sanders.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 85, Register's Office for said County.

This is improved property known as 707 Lynnbrook Road, Nashville, TN 37215.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of April, 2004.

JoAnn Bennett Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOANN BENNETT SANDERS, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2004.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE JULY 21 2007