File #200450145

Davidson County DEEDWARR
Recvd: 05/14/04 10:17 2pgs
Fees:13.00 Taxes:203.50

20040514-0056685

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila F. Tidwell and Connie M. Williams	Owner	Map 107-14-A
(NAME) 1304 Massman Drive	(NAME) P.O. Box 291985	Parcel 016.00
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville, Tn 37229-1985	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **WILLIAM HORRACE SWAIN, A MARRIED MAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SHEILA F. TIDWELL, UNMARRIED AND CONNIE M. WILLIAMS, UNMARRIED, AS TENANTS IN COMMON, WITH EXPRESSED RIGHTS OF SURVIVORSHIP**, 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, and being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 16 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

Being the same property conveyed to Horace Swain by Warranty Deed dated October 1, 1984 of record in Book 6411, Page 387, Register's Office for Davidson County, Tennessee. Horace Swain being one in the same person as William Horace Swain.

This conveyance is subject to the following: By-Laws of record in Book 6326, Page 828; Master Deed of record in Book 6326, Page 790; Charter of Copperfield Terrace Homeowners' Association of record in Book 7872, Page 33; Storm Water Detention Agreement by and between Jack Drive & Son, Inc. and the Metropolitan Government of Nashville and Davidson County of record in Book 6161, Page 752; all matters shown on plat of record in Plat Book 6250, Page 50; and any and all matters of record, all in the Register's Office for Rutherford County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property, known as 1304 Massman Drive, Nashville, TN 37217
(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 Grantor covenants with the said GRANTEES that he is 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds himself, his 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 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 hands this 13th day of May, 2004.

William Horrace Swain

Ruthene F. Swain

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William Horrace Swain and Ruthene F. Swain who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of May, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076