This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040048

Davidson County DEEDWARR
Recvd: 05/24/04 10:41 2pgs
Fees:13.00 Taxes:247.90
20040524-0060458

Send Tax Bills To:
Long Beach Mortgage Co.
7887 East Belleview St 125
Englewood, CO 80111

New Owner is:
John Swift
1200 N. 2nd
Nashville, TN 37207

MAP: 82-03
PARCEL: 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles K. Lawson and wife, Ruth Lawson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Swift**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the plan of C.F. Sharpe and W. L. Horn's Second Subdivision of the Lindsley Property Northeast Nashville, of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 137 fronts 50 feet on the westerly margin of North Second Street and extends back between parallel lines, with the northerly margin of Richardson Avenue, Formerly Scott Avenue, 145 feet to an alley.

Being the same property conveyed to Charles K. Lawson and wife, Ruth Lawson by Deed from Charles H. Blair and wife, Nora Lee Blair dated 05/18/90, recorded 05/23/90, in Book 8114, page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters as set forth in the above reference Plan of record.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 2004.

GRANTOR:

Charles K. Lawson

Charles K. Lawson

Ruth Lawson

Ruth Lawson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles K. Lawson and Ruth Lawson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2004.

Heather M. Moore
Notary Public

My Commission Expires: 9/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Affiant Lynn W. Duke

SWORN TO and subscribed before me this 30th day of April, 2004.

Heather M. Moore
NOTARY PUBLIC

My commission expires:

9/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007