SSB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 247,500.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2004.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/27/04

NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

Davidson County DEEDWARR
Recvd: 06/22/04 12:35 2pgs
Fees:13.00 Taxes:915.75
20040622-0073781

WARRANTY DEED

Name and Address of New Owner:
Eric D. Swartz and June M. Swartz
509 Welton Court
Nashville, TN 37221

Send Tax Bills To:
SouthTrust Mortgage
210 WILDWOOD PARKWAY
SUITE 100
BIRMINGHAM, AL 35209

Map/Parcel Number:
141-15-O-D-150-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Douglas Warren Wright, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric D. Swartz and wife, June M. Swartz**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 150, Phase III-C, on the Plan of "Sheffield" on the Harpeth, a Planned Unit Development, as of record in Plat Book 7900, Page 591, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Doulglas W. Wright and Lilly Hsu by Warranty Deed from Richard W. Rieck and wife, Susan O. Rieck dated April 28, 1999, recorded May 6, 1999 of record in Book 11467, Page 922, and thence by Quitclaim Deed from Lilly Hsu to Douglas Warren Wright dated January 21, 2004 and recorded June 9, 2004 in Instrument Number 20040609-0068188, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **509 Welton Court, Nashville, TN 37221**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 17th day of June, 2004

Douglas Warren Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Douglas Warren Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075