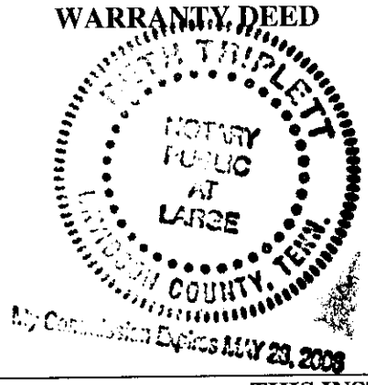
Box 13
8073

WARRANTY DEED



State of Tennessee)
County of Davidson)

G#2557-2

The actual consideration or value, whichever is greater, for this transfer is **$277,500.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2004.

Notary Public

My commission expires: 5/23/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MARK C. SWAFFER **DANA D. SWAFFER**	New Owners	**Map 103-08-0, Parcel 127.00**
132 43rd Avenue North		
Nashville, TN 37209		

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, I,

SUSAN HENDERSON, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK C. SWAFFER and wife, DANA D. SWAFFER

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, being Lot No. 16 and part of Lot Nos. 21, 22, 23, and 24 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348, and a part of Lot No. 349 of Richland Realty Company's West Lawn Plan, as of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee.

SAID Lot and parts of Lots are further described as commencing at the northwestern corner of the said Lot No. 16, said corner also being the southwestern corner of the above described Lot No. 15 (Tract I); thence, following the eastern boundary of 43rd Avenue North, southerly a distance of 50.20 feet, passing the southwestern corner of the said Lot No. 16 at 50.0 feet, to a point; thence, easterly across the said Lot No. 21 a distance of 45.58 feet to a point in the common boundary of the said Lot Nos. 21 and 22, said point being southerly along said common boundary a distance of 1.97 feet from the northeastern corner of the said Lot No. 21; thence, easterly across the said Lot No. 22 a distance of 50.0 feet to a point in the common boundary of the said Lot Nos. 22 and 23, said point being southerly along said common boundary a distance of 4.13 feet from the northeastern corner of the said Lot No. 22; thence, easterly across the said Lot No. 23 a distance of 50.0 feet to a point in the common boundary of the said Lot Nos. 23 and 24, said point being southerly along said common boundary a distance of 6.30 feet from the northeastern corner of the said Lot No. 23; thence, easterly across the said Lot No. 24 a distance of 50.0 feet to a point in the eastern boundary of the said Lot No. 24, said point being southerly along said eastern boundary a distance of 8.45 feet from the northeastern corner of the said Lot No. 24; thence, northerly along the eastern boundary of the said Lot Nos. 24 and 16 a distance of 58.45 to the northeastern corner of the said Lot No. 16, said corner also being the southeastern corner of the said Lot No. 15; thence, along the common boundary of the said Lot Nos. 15 and 16 westerly a distance of 195 feet, more or less, to the point of BEGINNING.

BEING part of the same property conveyed to Susan Henderson, unmarried, by Warranty Deed dated September 4, 1996, from Claiborne Risner and wife, Judith Anne Risner, of record in Book 10187, Page 109, Register's Office for Davidson County, Tennessee (as to Tract II only).

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Joint Driveway Easement Agreement of record in Book 10532, Page 913, and amended in Book 10554, Page 854, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Improved (__X__) Unimproved (____) property, known as: **132 43rd Avenue North, Nashville, TN 37209.**

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 we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES,

Davidson County DEEDWARR
Recvd: 06/24/04 13:43 2pgs
Fees:13.00 Taxes:1026.75
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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 **15th** day of **June, 2004.**

Susan Henderson _____ _____

SUSAN HENDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN HENDERSON, an unmarried woman,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2004.**

_____
Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07