PREPARED FROM INFORMATION FURNISHED FROM THE PARTIES BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
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104 Woodmont Boulevard
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W & I Ref: (PWJr/fs) Title No: 45746
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/04 09:37 2pgs
Fees:13.00 Taxes:832.50
20040702-0078920

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Lee Burden Emily Price Burden 4413 Scenic Drive Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 131-12-0 028.00 16DA 16769

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joe Edward Swing and spouse Marilyn Swing,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Lee Burden and spouse, Emily Price Burden,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

> **Beginning** at an iron pin on the westerly margin of Scenic Drive, 425 feet South along the westerly margin of Scenic Drive from the northeast corner of the property conveyed to Houston T. Ezell and wife, by deed from J. E. Turrentine and wife, as of record in Book 2484, page 395, Register's office for said county; thence South 19 degrees 15 minutes west along the westerly margin of Scenic Drive a distance of 100 feet to an iron pin; thence North 84 degrees 15 minutes west, a distance of 216 feet to an iron pin; thence North 1 degree 05 minutes East, a distance of 90 feet to an iron pin; thence South 86 degrees 00 minutes East, a distance of 246 feet to an iron pin, the point of beginning.
>
> **Being t**he same property conveyed to Grantor by deed from Larry H. Snedeker, Trustee, of record in Book 7126, Page 556, Register's Office for Davidson County, Tennessee.
>
> **This conveyance** is subject to a restriction of use of the property for residential purposes only as of record in Book 2271, Page 263; and a sewer easement of record in Book 4879, Page 175, both in said Register's Office.

This is improved property, known as: 4413 Scenic Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on June 28, 2004.

Joe Edward Swing

Marilyn Swing

State of Tennessee
County of Davidson

On June 28, 2004, before me the undersigned authority, personally appeared Joe Edward Swing and Marilyn Swing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

State of Tennessee
County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00

Affiant

Sworn and subscribed before me on June 28, 2004.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008