#04-00325

PREPARED BY (AND RETURN TO):

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W & I Ref:(km) Title No: 45701
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/08/04 10:06 2pgs
Fees:13.00 Taxes:1320.90
20040708-0081130

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric Swanson Laura Swanson 2001 Linden Avenue Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-16-174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$357,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph E. Wright and Dorothy J. Wright ,Trustees for The Joseph E. Wright and Dorothy J. Wright Joint Revocable Living Trust under agreement dated April 21, 1994, with full power,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Swanson and spouse, Laura Swanson** 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:**

Land in Davidson County, Tennessee, being part of Lot No. 91 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in book 332, page 117, Register's Office for said county.

Beginning on the southerly margin of Linden Avenue on the northeast corner of that part of Lot No. 91 conveyed to Pearl Dunn Duval by deed from R. C. Giles and wife, of record in Book 554, page 518, Register's Office for Davidson County, Tennessee; thence with said Duval's eastern boundary line, southwardly 207 feet, more or less, to the northerly margin of an alley; thence with the same eastwardly 82 feet to the westerly margin of 20th Avenue, South; thence with the same, northwardly 207 feet to the southerly margin of said Linden Avenue; thence with the same, westwardly 83 feet to the beginning.

Being the same property conveyed to Joseph E. Wright, and wife, Dorothy Jean Wright, by deed from Charles E. Fuller and wife, Edna Worthing Fuller of record in Book 4242, page 274, said Register's Office by Quitclaim Deed of record in Book 9319, page 596, Register's Office for said county, subject property was conveyed to Joseph E. Wright and wife, Dorothy J. Wright, Trustees, under agreement dated April 21, 1994.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan of record in Book 332, page 117 , said Register's Office.

This is improved property, known as: 2001 Linden Avenue, Nashville, Tennessee 37212

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 this 30th day of June, 2004.

Joseph E. Wright, Trustee

Dorothy J. Wright, Trustee

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2004 , before me the undersigned authority, personally appeared Joseph E. Wright and Dorothy J. Wright , 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.

My Commission Expires: _____

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

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $357,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2004

Notary Public

My Commission Expires: 1-26-08

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008