03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2004

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: JUNE 21, 2008

03-0406-32048

Address of New Owner:	Send Tax Bills to:	Tax Information
Tracey C. Williams	New Owner	131-01-0-C 015.OOCO
2101 Hobbs Court		
Nashville TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hal Mark Swann and Laura Swann Hons and Susan Swann Sutherland, devisees under the Last Will and Testament of Margaret Caillet Swann, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tracey C. Williams, hereinafter called the Grantees, their successors 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 Unit No. 2101, on the Plan of Park Place, a planned residential development, of record in Book 4860, Page 124, revised in Book 5050, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hal R. Swann, Jr. and wife, Margaret Caillet Swann, by deed from Louise F. Katz, an unmarried person, of record in Book 9809, Page 571, Register's Office for Davidson County, Tennessee. Hal R. Swann, Jr. having since died. Margaret Caillet Swann subsequently died, testate, on or about December 23, 2003. By will of record in the Probate Clerk's Office for Davidson County, Tennessee, Docket No. 04P-100, subject property was devised to Hal Mark Swann (a/k/a H. Mark Swann), Laura Swann Hons (a/k/a Laura S. Hons) and Susan Swann Sutherland (a/k/a Susan S. Sutherland).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2101 Hobbs Court, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 07/22/04 08:05 2pgs
Fees:13.00 Taxes:1017.50
20040722-0087581

WITNESS my hand this 15th day of July, 2004.

Hal Mark Swann
by Susan S. Sutherland POA
Hal Mark Swann, Devisee
By: Susan S. Sutherland, Atty in Fact
Pursuant to Power of Attorney of record
In Instrument No. 20040630-0077908,
Register's Office for Davidson County,
Tennessee

Laura Swann Hons
by Susan S. Sutherland POA
Laura Swann Hons, Devisee
By: Susan S. Sutherland, Atty in Fact
Pursuant to Power of Attorney of record
In Instrument No. 20040630-0077907,
Register's Office for Davidson County,
Tennessee

Susan Swann Sutherland
Susan Swann Sutherland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Swann Sutherland, devisee under the Last Will and Testament of Margaret Caillet Swann, deceased, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of July, 2004.

Robert J. Ames
State of Tennessee at Large

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 21, 2006

My Commission expires

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 Susan S. Sutherland, 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 herein contained, and who further acknowledged that she is the attorney in fact for Hal Mark Swann (a/k/a H. Mark Swann) and Laura Swann Hons (a/k/a Laura S. Hons), devisees under the Last Will and Testament of Margaret Caillet Swann, deceased, and that she is authorized by them to execute this instrument on their behalf.

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

Commission expires

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 21, 2006

Notary Public