Davidson County DEEDWARR
Recvd: 07/28/04 09:04 2pgs
Fees:13.00 Taxes:284.90

20040728-0090000

WARRANTY DEED

B-FHHL-04-6226

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

NOTARY PUBLIC AT LARGE
LAURA B. TOUN
DAVIDSON COUNTY, TENN.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lendoll R. Hunt	First Horizon Home Loan	
6226 Deal Avenue (ADDRESS)	(NAME) PO BOX 146 (ADDRESS)	91-9-B-1 CO
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTY W. GRIFFIN AKA SWAW AND HUSBAND TIMMY SWAW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LENDOLL R. HUNT AND VICKIE G. HUNT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of the Resubdivision of Parkwood Glen Condominiums, Phase Three, of record in Plat Book 7900, Page 203, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Christy W. Griffin, unmarried, by Deed dated July 21, 1993 and filed for record on July 27, 1993 in Book 9026, Page 697, Register's Office for Davidson County, Tennessee. (Christy W. Griffin is now known as Christy W. Swaw).

Homeowners Association Charter filed for record in Book 8063, Page 283, in the Register's Office for Davidson, Tennessee.

Storm Water Detention Agreement of record in Book 7295, Page 394, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 4424, page 602, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

By-Laws filed of record in Book 8049, Page 247, Book 8049, Page 263 and Book 8234, Page 969, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6226 Deal Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 23rd day of July, 2004.

Christy Griffin Swaw
Christy W. Griffin aka Swaw

Timmy Swaw by Christy Swaw atty in fact
Timmy Swaw

STATE OF Tennessee
COUNTY OF Davidson

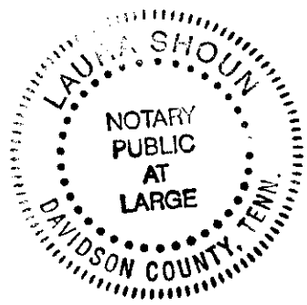
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy W. Griffin aka Swaw, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 23rd day of July, 2004.

Notary Public

My Commission Expires: 7-19-08

(SEAL)



State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christy Swaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timmy Swaw and acknowledged that she executed the same as the free act and deed of the said Timmy Swaw.

Witness my hand and seal on this 23rd day of July, 2004.

Notary Public

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

