#04-00329

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/04 15:39 2pgs
Fees:13.00 Taxes:939.80
20040730-0091808

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 254,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/07

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00329

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John Tucker Rojas and Megan E. Rojas	Franklin American Mortgage Company	MAP:104-16
1915 Beechwood Avenue	501 Corporate Center Drive, Suite 400	Parcel:233.00
Nashville, TN 37212	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN ERIC SWANSON AND wife, LAURA DEASON SWANSON

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

JOHN TUCKER ROJAS AND wife MEGAN E. ROJAS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1915 Beechwood Avenue, Nashville, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 15th day of July, 2004.

John Eric Swanson

Laura Deason Swanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOHN ERIC SWANSON AND LAURA DEASON SWANSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/27/07

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, TN, BEING the westerly 50 feet on the easterly 100 feet of Lot No. 220 of Belmont Land Company's Plan called "Belmont Heights", of record in Plat Book 421, Page 34, Register's Office for Davidson County, TN.

Said part of Lot No. 220 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to John Eric Swanson and wife, Laura Deason Swanson by Warranty Deed dated February 26, 1998 from Charles C. Haynes, unmarried of record in Book 10817, Page 859, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.