Davidson County DEEDWARR
Recvd: 08/26/04 13:34 2pgs
Fees:13.00 Taxes:643.62

20040826-0103469

Realty 484

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $173,950.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2004.

Notary Public
My commission expires: 5/24/08

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

07-0407-81440

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherman Swanson	AmSouth Bank	173-15-0-A-021
116 Claybrook Lane	2050 Parkway Office Circle	
Antioch TN 37013	Birmingham, AL 35244	

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, **Russell H. Wiedenman, and Betty J. Wiedenman, Trustees for the Russell H. Wiedenman and Betty J. Wiedenman 1983 Intervivos Trust, dated August 29, 2001**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sherman Swanson and wife, Arlita D. Black-Swanson**, 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 Lot No. 21, on the Plan of Mill Run, of record in Plat Book 11700, Page 27 & 28, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Russell H. Wiedenman and Betty J. Wiedenman, Trustees for the Russell H. Wiedenman and Betty J. Wiedenman 1983 Intervivos Trust, dated August 29, 2001 by deed from NVR, Inc., a Virginia Corporation trading as Fox Ridge Homes, of record in Instrument No. 200109100097796, Register's Office for Davidson County, Tennessee.
>
> 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 116 Claybrook Lane, Antioch, TN 37013

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.

WITNESS my hand this 19th day of August, 2004.

Russell H. Wiedenman, Trustee

Betty J. Wiedenman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Russell H. Wiedenman, Trustee and Betty J. Wiedenman, Trustee**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of August, 2004.

Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/24/08

