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

Davidson County DEEDWARR
Recvd: 10/25/04 09:37 2pgs
Fees:13.00 Taxes:876.53

20041025-0127698

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $236,900.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2004.

Notary Public
My commission expires: 3-6-06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

07-0409-81551

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven Swartz 237 5TH Avenue North Nashville TN 37209	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	091-15-O-156.00

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, **Anthony A. Little, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven Swartz and wife, Stephanie Swartz**, 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:

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE EASTERLY MARGIN OF 52 ND AVENUE, NORTH, AT A POINT 425 FEET SOUTHERLY FORM THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE; THENCE WITH THE EASTERLY MARGIN ON 52 ND AVENUE NORTH SOUTHERLY 50 FEET; THENCE PARALLEL TO SAID CHARLOTTE AVENUE, EASTERLY 140 FEET TO THE WESTERLY MARGIN OF A 40 FOOT ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY, NORTHERLY 50 FEET; THENCE PARALLEL TO SAID CHARLOTTE AVENUE, WESTERLY 140 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY A. LITTLE BY DEED FROM JACK J. FOX AND WIFE ANNA A. FOX, RECORDED APRIL 01, 1993 IN BOOK 8903, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Lea D. Little Has joined in the execution of this instrument to convey her rights, title and interest, be it marital or otherwise in the above described property.

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 320 52nd Avenue North, Nashville, TN 37209

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 18th day of October, 2004.

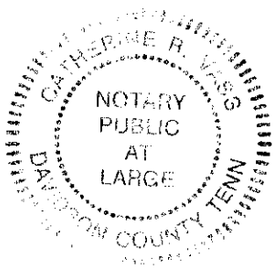
Anthony A.Little

Lea D. Little

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony A. Little and Lea D. Little, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18th day of October, 2004.



Notary Public
State of Tennessee at Large
My Commission expires 5/24/2008