Davidson County DEEDWARR
Recvd: 11/03/04 15:28 2pgs
Fees:13.00 Taxes:449.55

20041103-0132772

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00
Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin M. Dennis (NAME)	Capital Bank & Trust Company (NAME)	MAP 061-15
1107 Norvel Avenue (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 226
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sidney Mack Swift and Judith Aileene Forte and Betty Dean Swift

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin M. Dennis and Joshua A. Burns, both unmarried

~~joint tenants with right of survivorship~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 11 and the westerly 25 feet of Lot No. 12 on the Map of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 75 feet on the northerly side of Norvel Avenue and run back 147 feet on the westerly line of Lot 11 and 143.5 feet more or less on the easterly line of said part of Lot 12, to a dead line, measuring 96 feet 2 inches, more or less, thereon.

BEING the same property conveyed to J. L Swift and wife, Emma L. Swift by Warranty Deed from Elmore M. Robertson and wife, Edine C. Robertson of record in Book 2296, page 455, Register's Office for Davidson County, TN
The said Emma L. Swift having predeceased the said J. L. Swift. J. L. Swift having died a resident of Davidson County, Tennessee, on June 10, 1975. Said property was devised to Sidney Mack Swift, Judith Aileene Forte and Betty Dean Swift pursuant to The Last Will and Testament of J. L. Swift of record in Will Book 113, Page 679, in the Probate Court of Davidson County, Tennessee

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1107 Norvel Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 28th day of October, 2004

Sidney Mack Swift

Betty Dean Swift

Judith Aileene Forte

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 Sidney Mack Swift and Judith Aileene Forte and Betty Dean Swift

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 Goodlettsville, Tennessee, this 28th day of October 2004.

Commission expires _____

Notary Public

DANIEL WOOLWINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public