# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-FHR-04-1106

Davidson County DEEDWARR
Recvd: 11/22/04 09:25 2pgs
Fees:13.00 Taxes:357.05

20041122-0139550

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 |
|---|---|---|
| Henry A. Swan | MidAmerica Savings, FSB (NAME) | |
| 1106 Sharpe Ave. (ADDRESS) | 2650 Warrenville Road (ADDRESS) | 83-1-347.01 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Downers Grove, IL 60515 (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 CHRIS M. FLOWERS AND WIFE, YOCIA A. FLOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HENRY A. SWAN, A MARRIED MAN, 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:

Lot 10, J.B. HARCOCK'S EAST END ADDITION, as shown on plat of record in Plat Book 57, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chris M. Flowers and wife, Yocia A. Flowers by Warranty Deed from Tennessee Association of the Deaf, recorded the 8th day of August, 2003 in Instrument No. 20030808-0113539, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1106 Sharpe Ave., Nashville, Tennessee 37206
(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 15th day of November, 2004.

X _____
Chris M. Flowers

X _____
Yocia A. Flowers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris M. Flowers and Yocia A. Flowers, the within named bargainors, 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 15th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903