This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 01/14/05 13:05 3 pgs
Fees:18.00 Taxes:545.75
20050114-0005400

File No.: **2120-709085**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirteenth day of January, 2005**, by and between **Patten Schwartz, an unmarried woman**, parties of the first part, and **James R. Hanson, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 120, REVISION ONE HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS, as shown on plat of record in Plat Book 9700, Page 46, 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 Patten Schwartz, a single person from Gretchen E. Rauter, married, by virtue of Warranty Deed as recorded on July 31, 2002 in Instrument Number 20020731-0091895, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **161-11-0-A 120.00 CO**

x Improved OR

Unimproved property located at: **497 Huntington Ridge Dr., Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

709085

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Patten Schwartz by her attorney-in-fact
Patten Schwartz
M.F. Schwartz Jr.

****

Owner's Name: **James R. Hanson**

and Address: **497 Huntington Ridge Dr.**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans,
Inc.
2021 North Gallatin Road
Suite 280
Madison, TN 37115

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **M.F. Schwartz, Jr.**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Patten Schwartz**, as **her** lawful Attorney-In-Fact, and that **he** executed same as the free act and deed of the said **Patten Schwartz** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Thirteenth day of January, 2005.**

Brenda R Lehman
NOTARY PUBLIC

Printed Name of Notary
My Commission Expires: 3/10/07

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**147,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirteenth day of January, 2005.**

Notary Public

My Commission Expires: 7/29/07

