SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 09:31 2 pgs
Fees:13.00 Taxes:59.20

20050328-0032455

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

Bradley V. Emery Notary Public at Large Davidson Co. Tenn.

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Swartz & Brough, Inc.	Same as New Owner	081.07-0-130.00
(NAME)	(NAME)	
2499 S. Capital of Texas Highway Building A, Suite 201		
(ADDRESS)	(ADDRESS)	
Austin, TX 78746		
(CITY) (STATE) (ZIP)	(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, First Tennessee Bank, N.A., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Swartz & Brough, Inc., HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 39-1/2 feet of the northerly 79 feet of Lot No. 4 in Holt's Unrecorded Subdivision of Lot Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan is of record in Book 15, pages 10 and 11, Register's Office for said County. Said part of Lo No. 4 fronts 39-1/2 feet on the easterly side of 10th Avenue, North, formerly Crooked Street and runs back between parallel lines 129 feet, more or less, to an alley, the northerly line of this lot being 165-1/2 feet southerly from the southerly margin of Cass Street.

Being the same property conveyed to First Tennessee Bank, N.A., by Deed from David M. Smythe, Substitute Trustee, dated February 19, 2004, and recorded February 18, 2004, in Instrument No. 200402190019485, Register's Office for Davidson County, Tennessee

unimproved

This is improved ✓ property, known as 2018 10th Avenue North, Nashville, TN 37208
(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 my hand this 5th day of March, 2005.

First Tennessee Bank, N.A.

By: Matt Neel For First Tennessee Bank N.A.
Matt Neel, Foreclosure Specialist

STATE OF TENNESSEE)

COUNTY OF Knox)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matt Neel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Foreclosure Specialist of First Tennessee Bank, N.A., the within named bargainor, a corporation, and that he as such Foreclosure Specialist, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Foreclosure Specialist.

WITNESS my hand and seal, at office this 8th day of March, 2005.

Angela S. Cofer
NOTARY PUBLIC

My Commission Expires: 10-1-08

