This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 05/05/05 11:32 2 pgs
Fees:13.00 Taxes:244.20
20050505-0050640

WARRANTY DEED

Address new owner as:
John E. Swaim
1901 Fatherland Street
Nashville, Tennessee 37206

Send tax bills to:
Same

Map-Parcel
Map 82-8
Par 248

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James Edward Burke, IV, have this day bargained and sold, and do hereby transfer and convey to the said John E. Swaim, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 21 on the Plan of John W. Hart's Addition to East Nashville, as of record in Book 58, page 129, Register's Office for said County.

Being the same property conveyed to J. E. Burke, III and wife, Martha F. Burke, by deed filed of record in Book 2448, page 133, said Register's Office. The said Martha F. Burke having died on December 16, 2003. Title now vested in James Edward Burke, IV, by Heirship Affidavit filed at Instrument No. 20050127-0010134, Register's Office for Davidson County, Tennessee.

This is improved property known as 715 Hart Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said John E. Swaim, his heirs and assigns, forever.

And I, James Edward Burke, IV, do covenant with the said John E. Swaim that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2005.

And I, James Edward Burke, IV, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John E. Swaim, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of May 2005.

JAMES EDWARD BURKE, IV

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, I, James Edward Burke, IV, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $66,000.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of March 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.