Davidson County DEEDWARR
Recvd: 05/11/05 15:28 2 pgs
Fees:13.00 Taxes:407.00

20050511-0053354

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.
MY COMMISSION EXPIRES JULY 2, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF May, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-2-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold W. Swartz and wife, Deborah Doll 535 Wanda Drive Nashville, TN 37214	New Owner	Map 95.14 Parcel 78

For and in 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,

Hillary Huffman, now known as Hillary Huffman Butler and husband, Russell Butler

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Harold W. Swartz and wife, Deborah Doll

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. 31 ON THE PLAN OF ELM HILL ACRES, SECTION ONE, OF RECORD IN BOOK 2331, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 31 FRONTS 100 FEET ON THE EASTERLY MARGIN OF WANDA DRIVE, AND EXTENDS BACK BETWEEN LINES 135 FEET ON THE NORTHERLY LINE AND 190 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 114.15 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRANDON KEY THOMPSON AND HILLARY HUFFMAN THOMPSON, HUSBAND AND WIFE, AND C. DAVID HUFFMAN, MARRIED, BY DEED FROM EDWARD H. BAKER AND RHONDA J. BAKER, HUSBAND AND WIFE, DATED DECEMBER 31, 1993, AND OF RECORD IN BOOK 9206, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN VESTED IN HILLARY HUFFMAN THOMPSON AND C. DAVID HUFFMAN BY QUITCLAIM DEED FROM BRANDON KEY THOMPSON, DATED FEBRUARY 7, 2003, OF RECORD IN INSTRUMENT NUMBER 20030219-0021351, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO HILLARY HUFFMAN BY QUITCLAIM DEED FROM HILLARY HUFFMAN THOMPSON AND C. DAVID HUFFMAN, MARRIED, DATED JANUARY 21, 2004, OF RECORD IN INSTRUMENT NUMBER 20040128-0010780, SAID REGISTER'S OFFICE. HILLARY HUFFMAN HAVING SINCE MARRIED AND IS NOW KNOWN AS HILLARY HUFFMAN BUTLER. RUSSELL BUTLER JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHT, TITLE OR INTEREST HE MAY HAVE IN SAID PROPERTY, MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2412, Page 16, Register's Office for Davidson County, Tennessee.
4) Property is subject to any and all restrictions, easements, and conditions of record.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 535 Wande Drive, Nashville, TN 37214 (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 9th day of May, 2005.

Hillary Huffman Butler
Hillary Huffman Butler

Russell Butler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Hillary Huffman Butler and Russell Butler, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7-2-08

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO., TN
MY COMMISSION EXPIRES: JULY 2, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076