Prepared By & After Recording Return To:
Swartz & Brough, Inc.
2499 Capital of Texas Hwy South, A-201
Austin, TX 78746

Recorder's Use Only

Davidson County DEEDWARR
Recvd: 05/26/05 09:46 3 pgs
Fees:18.00 Taxes:111.00

20050526-0059397

SPECIAL WARRANTY DEED

STATE OF Tennessee §
§
COUNTY OF Davidson §

KNOW ALL MEN BY THESE PRESENTS: That Swartz & Brough, Inc., a Texas corporation (hereinafter referred to as "Grantor") being authorized to do business in the State of Tennessee, by virtue of and in pursuance of authority of its Board of Directors authorizing this conveyance by the undersigned officer, for and in its behalf, for and in consideration of the sum of Ten and No/100 Dollars, has granted, paid and to be paid as hereinafter set out, has this day bargained and sold and does hereby transfer and convey unto Helen Goodloe, a single person , ("Grantee") and to his, her or their heirs and assigns, certain real estate known as 2018 10th Ave. North, Nashville, Tennessee 37208 located in Davidson County, Tennessee; and being more particularly described as follows:

SEE EXHIBIT "A"

For source of title see Book _____ Page _____. Document # 20050328-0032455

The consideration above mentioned of $30,000.00 is paid and to be paid as follows: $3,000.00 cash in hand paid, the receipt of which is hereby acknowledged and the balance of $27,000.00 is evidenced by a promissory note, secured by a deed of trust conveying the above described real estate, and the balance of (if applicable) is evidenced by a second lien promissory note, secured by a second lien deed of trust conveying the above described real estate.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantee, their heirs and assigns forever.

Grantor hereby WARRANTS that (a) Grantor is seized of the premises herein conveyed in fee simple; (b) subject to reservations, exceptions, easements and restrictions of record, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created, determinable by a proper survey or by an inspection thereof, the premises herein conveyed are free from encumbrances; (c) Grantor will forever defend the here conveyed premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; (d) Grantor will execute such other and further assurances of the same as may be required.

IN TESTIMONY WHEREOF, the said Swartz & Brough, Inc., by its duly authorized agent hereunto subscribed its name.

Executed as of April 26, 2005.

Swartz & Brough, Inc.

By: _____
David Justice, Vice President

HG

Please initial each page.

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

On this day, personally appeared before me, the undersigned, a Notary Public, David Justice, Vice President of Swartz & Brough, Inc., a Texas corporation, to me known to be the person(s) described in and who executed the foregoing instrument, and being authorized so to do, and executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by herself as such officer.

Executed on April 26, 2005.

LINDA R. BOOKER
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
JUNE 16, 2008

Linda R. Booker Notary Public, State of Texas
My commission expires: June 16, 2008

Owner, party responsible for payment of taxes and mailing address:
Helen Goodloe, a single person
2018 10th Ave. North
Nashville, Tennessee 37208

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00.

Helen Goodloe
Affiant

Subscribed and sworn to before me this April 26, 2005.

Notary Public

My Commission Expires: 2/25/06

TAYLOR REID NOTARY PUBLIC AT LARGE WILLIAMSON CO

HG

EXHIBIT "A"

BEING THE SOUTHERLY 39-1/2 FEET OF THE NORTHEERLY 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 LOT NO. 4 FRONTS 39-1/2 FEET ON THE EATERLY 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 DAVIS M. SMYTHE, SUBSTITUTE TRUSTEE, DATED FEBRUARY 19, 2004, AND RECORDED FEBRUARY 18, 2004, IN INSTRUMENT NO. 200402190019485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2018 10TH AVE N.
NASHVILLE, TN 37208