Davidson County DEEDWARR
Recvd: 07/12/05 10:08 2 pgs
Fees:13.00 Taxes:617.90

20050712-0080355

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public

My Commission Expires: 7-19-08

NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kelly Andrews 709 Stone Creek Court Nashville, TN 37221	Same as New Owner	141-15B-80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T. K. SWANN ALSO KNOWN AS THOMAS K. SWANN AND WIFE, CAROL A. SWANN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KELLY ANDREWS, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Rolling River Estates, Phase 3, of record in Book 5200, page 81, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to T. K. Swann and wife, Carol A. Swann by deed from Barry Construction Co., of record in Book 7033, pafe 478, Register's Office for Davidson County, Tennessee. The said T. K. Swann is also known as Thomas K. Swann.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 81, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4788, page 950 and in Book 4871, page 640, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4892, page 689 and in Book 5336, page 480, Register's Office for said County.

This is improved property known as 709 Stone Creek Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 30th day of June, 2005.

T. K. SWANN

CAROL A. SWANN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **T. K. SWANN AND WIFE, CAROL A. SWANN**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE