05-1369

Davidson County DEEDWARR
Recvd: 08/01/05 15:42 4 pgs
Fees:23.00 Taxes:370.00
20050801-0089911

39-B
File #05-1369

4 of 4

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace Ann Shead, Executor of the Estate of Walter J. Kavich, Jr., deceased, and Marie Kathleen Stone, Joseph G. Kavich and Grace Ann Shead** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harold W. Swartz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 137, on the Plan of Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, said Register's Office.

Said Lot No. 137 fronts 70 feet on the southeasterly side of Snook Drive, and runs back 211.5 feet on the northeasterly line and 249.5 feet on the southwesterly line, which is a broken line, to a dead line in the rear, measuring 45 feet thereon.

Being the same property conveyed to Walter J. Kavich, Jr. by Warranty Deed of record in Inst No. 20001020-0104269, Register's Office, Davidson County, TN. Walter J. Kavich, Jr. is now deceased. The Will of Walter Joseph Kavich, Jr. has been filed in Probate Court, Davidson County, TN, No. 05P-937. The Grantors herein are the sole issue of the deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2105 Snook Drive, Nashville TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey

Jul. 25. 2005 3:32PM CTC 6659967 No. 2810 P. 2/5

it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of August, 2005

X Grace Ann Shead
Grace Ann Shead, Executor of the Estate of Walter J. Kavich, Jr. Exec.

X Grace Ann Shead
Grace Ann Shead, individually

Marie Kathleen Stone by Patricia P Bateman
Marie Kathleen Stone by Patricia P. Bateman, Attorney-in-Fact

Joseph G Kavich by Patricia P Bateman
Joseph G. Kavich by Patricia P. Bateman, Attorney-in-Fact

State of Maryland)
County of PRINCE GEORGE'S)

On this 25TH day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Grace Ann Shead, Executor for the Estate of Walter J. Kavich, Jr and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Luis Luyo
~~Notary Public~~

My Commission Expires: _____

LUIS LUYO
NOTARY PUBLIC, P.G COUNTY MD
MY COMMISSION EXPIRES: OCTOBER 1ST, 2005

LUIS LUYO NOTARY PUBLIC P.G. COUNTY, MD

State of Maryland)
County of PRINCE GEORGE'S)

On this 25TH day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Grace Ann Shead, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

LUIS LUYO NOTARY PUBLIC P.G. COUNTY, MD

Luis Luyo
~~Notary Public~~
LUIS LUYO
NOTARY PUBLIC, P.G COUNTY MD
MY COMMISSION EXPIRES: OCTOBER 1ST, 2005

Jul. 25. 2005 3:32PM OTC 6659967 No. 2810 P. 3/5

My Commission Expires: 10-1-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of August, 2005, before me the undersigned, a Notary Public in and for said State and County, personally appeared Patricia P. Bateman before me this within named to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of Marie Kathleen Stone, acknowledged that such person executed the same as the free act and deed of Marie Kathleen Stone.

Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of August, 2005, before me the undersigned, a Notary Public in and for said State and County, personally appeared Patricia P. Bateman before me this within named to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of Joseph G. Kavich, acknowledged that such person executed the same as the free act and deed of Joseph G. Kavich.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 100,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Harold W. Swartz	Owner	95-10-63
[redacted]		
Nashville, TN [redacted]		

PO Box 120714
Nashville, TN 37212

Jul. 25. 2005 3:33PM CTC 6659967 No. 2810 P. 5/5