THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/22/05 11:11 2 pgs
Fees:13.00 Taxes:536.41
20050822-0099623

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Christopher Brock Swartzmiller	ABN Amro Mortgage Grp Inc	Map: 149-3
2515 Sleepy Hollow Drive	PO Box 57068	Group:
Nashville, TN 37217	Irvine CA 92619-7068	Parcel: 29

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, **Danny J. Avery, Sr., an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher Brock Swartzmiller**, a Single Man, hereinafter called the Grantees, his 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. 432 on the Plan of Edge-O-Lake Estates, Section Six, of record in Plat Book 3700, pages 15 and 16 and amended in Book 3962, page 332, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Danny J. Avery, Sr. by Quitclaim Deed from James E. Bohon, Jr. and wife, Rhonda R. Bohon, dated December 10, 2001, and recorded in Instrument No. 20020111-0004723, Register's Office for said County.

This is improved property known as: 2515 Sleepy Hollow Drive, Nashville, TN 37217

THIS conveyance is made subject to restrictions filed in Book 3908, page 161, said Register's Office; all matters as shown on the recorded plat and all applicable local government planning, building and zoning regulations.

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 whosoever.

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 hands this 18th day of August, 2005.

Danny J. Avery Sr by Rhonda Renee Bohon atty in fact
Danny J. Avery, Sr. by Rhonda Renee Bohon,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2005, before me personally appeared Rhonda Renee Bohon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danny J. Avery, Sr., and acknowledged that she executed the same as the free act and deed of said Danny J. Avery, Sr..

Witness my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires May 24, 2009

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $144,977.00.

Affiant

Sworn to and subscribed before me
this 18th day of August, 2005.

Notary Public
My Commission Expires:

My Commission Expires May 24, 2009

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN