This instrument prepared by:
Hallmark Title Company
Attorney at Law
Steven G. Waters
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-897456**

Davidson County DEEDWARR
Recvd: 09/02/05 10:01 3 pgs
Fees:18.00 Taxes:318.57
20050902-0105516

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirty-first day of August, 2005**, by and between **Steven R. Swetman and wife, Sharon A. Swetman**, parties of the first part, and **Antoinette Blair, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 392, JOYWOOD HEIGHTS, SECTION 2A, as shown on plat of record in Plat Book 1424, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven R. Swetman and wife, Sharon A. Swetman by Warranty Deed from Marie Black, unmarried, recorded on the 30th day of June, 1977 in Deed Book 5165, Page 945, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **71-04-97.00**
Improved OR
Unimproved property located at: **2524 Flamingo Drive, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

8-31-05

Steven R. Swetman

Sharon A. Swetman

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Steven R. Swetman and wife, Sharon A. Swetman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirty-first day of August, 2005.**

Notary Public

My Commission Expires: 2/1/09

Joe Lee Morel
State of Tennessee Notary Public
Sumner County

****

Owner's Name: **Antoinette Blair**

and Address: **2524 Flamingo Drive**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Mortgage Select
520 Broadhollow Road
Melville, NY 11747

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$86,100.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirty-first day of August, 2005.**

Notary Public

My Commission Expires: 2-10-09

Joe Lee Morel
State of Tennessee Notary Public
Sumner County