This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Charles M. Wood
725 Collins Trace Court
Nashville, Tennessee 37221

SEND TAX BILL TO: mb
Same As New Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP	**155-8**
GROUP	**C**
PARCEL	**189**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Adam W. Swartz and wife, Kelly Swartz,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Charles M. Wood and wife, Contessa M. Wood**, hereinafter called the "GRANTEES", their 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. 189 on the Plan of Popular Creek Estates, Phase 2, of record in Plat Book 6900, page 339-347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Adam W. Swartz and Kelly S. Walker by deed from David W. Collins and wife, Donna L. Hinch Collins of record in Book 9409, page 379, Register's Office for County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **725 Collins Trace Court, Nashville, Tennessee 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 GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their 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.

Davidson County DEEDWARR
Recvd: 09/07/05 13:51 2 pgs
Fees:13.00 Taxes:961.63
20050907-0107639

WITNESS our hands this the **30th** day of **August, 2005.**

Adam W. Swartz

Kelly Swartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Adam W. Swartz and wife, Kelly Swartz**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2005.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $259,900.00.

AFFIANT

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

NOTARY PUBLIC

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: