Davidson County DEEDWARR
Recvd: 10/17/05 13:36 2 pgs
Fees:13.00 Taxes:455.10

20051017-0124978

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$123,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2005.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4-18-06
| (AFFIX SEAL)

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. & Terry Keller Swartz PO Box 27 Old Hickory TN 37138	New Owner	Map 53-03 Parcel 199

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,

Janice Christine Robertson, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Donald R. Swartz and wife, Terry Keller Swartz

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 NUMBER 183 ON THE PLAN OF SECTION B, VILLAGE OF OLD HICKORY, OF RECORD IN PLAT BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JANICE CHRISTINE ROBERTSON, UNMARRIED, BY DEED FROM BARBARA R. GOODMAN, A MARRIED WOMAN, DATED MAY 15, 1998, AND OF RECORD IN BOOK 10937, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2014, Page 344, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for public utilities granted to utility companies of record in Book 2014, Page 343, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1301 Clarke Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 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 my hand(s) this 13th day of October, 2005.

Janice Christine Robertson
Janice Christine Robertson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Janice Christine Robertson, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076