# WARRANTY DEED

With Deed-in-Lieu Agreement

KNOW BY ALL THESE PRESENTS: That I, the undersigned, **William Hatfield, a single person** , have bargained and sold and by these presents do hereby transfer and convey unto **Swartz & Brough, Inc.,** a Texas corporation, its successors and assigns, for the consideration on One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and the other considerations as hereinafter set out, certain real estate shown on **Map** 082-40-0 Parcel 045.00, located in Davidson County, Tennessee, being more particularly described as follows:

See Exhibit "A"

This being the same real estate conveyed to William Hatfield, a single person by deed of Swartz & Brough, Inc., dated December 1, 2004, recorded in Deed Book _____, page 411, in the Register's office of Davidson County, Tennessee. 20041230-0154817

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the deed of trust executed by William Hatfield, a single person to Swartz & Brough, Inc. Taylor Reily as trustee, recorded in Record Book _____, Page _____, in the Register's Office of Davidson County, Tennessee. The outstanding principal on the note is $ 24,000.

TO HAVE AND TO HOLD said real estate, with all appurtenances, to the said **Swartz & Brough, Inc.**., its successors and assigns, forever.

And I do covenant with the said grantee, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except taxes for the year(s) _____, now a lien, but not yet due or payable.

WITNESS my hand this 1st day of December 2004.

William Hatfield

Davidson County DEEDWARR
Recvd: 10/24/05 14:39 3 pgs
Fees:18.00 Taxes:88.80
20051024-0128284

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public, **William Hatfield, a single person** , with whom I personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

BH

Please initial each page.

WITNESS my hand this 1st day of December 2004.

Notary Public

TAYLOR REILY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TX

My Commission Expires: 2/25/06

This instrument prepared by:
SWARTZ & BROUGH, INC.
2499 Capital of Texas Hwy. South, Suite A 201
Austin, TX 78746

Owner, Party Responsible for
Property Taxes & Address:
Swartz & Brough, Inc.
2499 Capital of Texas Hwy. South, Suite A 201
Austin, TX 78746

I hereby swear or affirm that the actual consideration for this transfer is $ 24,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn before me this _____ of _____, 2004

MICHELLE PERALES
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
DECEMBER 12, 2007

BH

# EXHIBIT "A"

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 233 AND THE NORTHERLY 11 FEET OF LOT NUMBER 232, ON THE PLAN OF OAKWOOD PARK, AS OF RECORD IN PLAT BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

1115 B. NORTH 7TH ST.