THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24813-10-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Frank Swart Julie Swart 4307 Colorado Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103.04-0 Parcel No. 257.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip M. Lee, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Swart and wife, Julie Swart** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4307 Colorado Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2005.

Phillip M. Lee, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phillip M. Lee, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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Davidson County DEEDWARR
Recvd: 11/01/05 15:30 2 pgs
Fees:13.00 Taxes:814.00

20051101-0132159

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 30 on the Map of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Colorado Avenue, and runs back between parallel lines, 164.4 feet to an alley.

Being the same property conveyed to Phillip M. Lee, Jr., unmarried by deed dated September 1, 1994 from John H. Arnholter, unmarried, of record in Book 9456, page 623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been paid by the Grantor and prorated by the parties
2. All matters appearing on the Plan of record as Book 332, page 61, Register's Office for Davidson County, Tennessee.