Davidson County DEEDWARR
Recvd: 02/07/06 15:19 2 pgs
Fees:13.00 Taxes:654.66
20060207-0015336

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER
MaryBeth Z. Bernui
1301 Clarke Street
Old Hickory, Tennessee 37138

MORTGAGEE
Bank of America
1400 Best Plaza Drive
Best Atrium West
Richmond, VA 23227

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
053-03-0-199.00

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 of which is hereby acknowledged, we, **Donald R. Swartz and wife, Terry Keller Swartz,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MaryBeth Z. Bernui, married,** hereinafter called the Grantee, her 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. 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 Donald R. Swartz and wife, Terry Keller Swartz, by deed of record in Instrument Number 20051017-0124978, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2014, page 344; a right-of-way sewer easement of record in Book 2014, page 343, and all matters including easements, covenants, and conditions as shown on the Plan of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as **1301 Clarke Street Old Hickory, Tennessee 37138.**

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 our hands this 26th day of January, 2006.

Donald R. Swartz

Terry Keller Swartz

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald R. Swartz and wife, Terry Keller Swartz, the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 26th day of January, 2006.

NOTARY PUBLIC

DEBRA ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$176,935.00.**

AFFIANT

Subscribed and sworn to before me this 26th day of January, 2006.

NOTARY PUBLIC

DEBRA ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07