Davidson County DEEDWARR
Recvd: 05/22/06 09:37 2 pgs
Fees:13.00 Taxes:518.00

20060522-0059545

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 140.000.00

Anne D. Welton
Affiant

Subscribed and sworn to before me,
this 19th day of May, 2006.

Notary Public

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Keith Black 1309 Clarke Street Old Hickory, TN 37138	SAME	53-03-0 195.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TKR Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Keith Black**, an individual, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 187 on the Plan of Section B, Village of Old Hickory, as shown on plan recorded July 16, 1984, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee. Said Lot No. 187 fronts 55.0 feet on Clarke Street and contains 0.11 acres, more or less.

Being the same property conveyed to TKR Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz by Quit Claim Deed from Bryce Wells and wife, Tricia Wells of record in Instrument No.20060228-0022697, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to all matters of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee

This is improved property known as: 1309 Clarke Street Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of May, 2006.

By: _____

Donald R. Swartz, General Partner for

TKR Properties, a Tennessee General Partnership

By: _____

Terry Keller-Swartz, General Partner for

TKR Properties, a Tennessee General Partnership

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Donald R. Swartz and wife, Terry Keller-Swartz, General Partners for TKR Properties, the bargainors, 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 and official seal at Nashville, Tennessee, on this 19th day of May, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 3·20·2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010