Davidson County DEEDWARR
Recvd: 08/02/06 15:37 2 pgs
Fees:13.00 Taxes:610.50
20060802-0094282

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Donald R. Swartz Terry K. Swartz P.O. Box 291343 Nashville, TN 37229	NEW OWNER	044-15-0-199.00

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,

J. M. Apple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Donald R. Swartz and wife, Terry K. Swartz

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~SUMNER~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 201, on the Plan of Section "A", Village of Old Hickory (also known as the Plan of E. I. DuPont de Nemours and Company's Subdivision), as shown by plat appearing of record in Plat Book 7721, Page 68, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to J. M. Apple by Deed of record in Instrument No. 20060417-0043394, Register's Office for Sumner County, Tennessee.

The Grantor hereby covenants with the Grantee that the property conveyed herein is not the primary residence of the Grantor.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as:800 Clarke Street Old Hickory, TN 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 18th day of July, 2006

J. M. Apple

J M Apple

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, J. M. Apple

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 18th day of July, 2006

My Commission expires July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

STATE OF TENNESSEE
COUNTY OFDAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 165,000.00

Affiant

Subscribed and sworn to before me this 18th day of July, 2006

K. J. Losh
Notary Public

My Commission Expires: July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN