This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 09/28/06 10:53 3 pgs
Fees:18.00 Taxes:236.43
20060928-0120018

WARRANTY DEED

Address new owner as:
John E. Swaim
1901 Fatherland Street
Nashville, TN 37206

Send tax bills to:
Same

Map-Parcel
Map 72-14
Par 169

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Rosetta Collier, Robert A. Bell, Christine B. Smith, Ray Leon Bell, Alvin E. Bell Gwendolyn F. Bell, Regina B. Harris, and Steve Donell Bell, have this day bargained and sold, and do hereby transfer and convey to the said John E. Swaim, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 5 on the Map of G.A. Pickup's Addition of record in Book 974, page 43, Register's Office for said county.

Said Lot No. 5 fronts 50 feet on the north side of Straightway Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Carney A. Bell, Rosetta Collier, Robert A. Bell, Christine B. Smith, Aline Bell, Ray Leon Bell, Alvin E. Bell, Gwendolyn B. Watkins and Regina B. Harris by Quitclaim Deed from Donald Arkovitz, Trustee, dated May 27, 1986, and filed in Book 6868, page 269, said Register's Office, the said Aline Bell having since died survived by Steve Donell Bell, her sole heir at law.

This is improved property known as 1603 Straightway Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said John E. Swaim, his heirs and assigns, forever.

And We, Rosetta Collier, Robert A. Bell, Christine B. Smith, Ray Leon Bell, Alvin E. Bell Gwendolyn F. Bell, Regina B. Harris, and Steve Donell Bell, do covenant with the said John E. Swaim, that we are lawfully seized and possessed of said land in fee simple; that we have good right to convey it, and that the same is unencumbered, except for real property taxes for the year of 2006.

And we, Rosetta Collier, Robert A. Bell, Christine B. Smith, Ray Leon Bell, Alvin E. Bell Gwendolyn F. Bell, Regina B. Harris, and Steve Donell Bell, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said John E. Swaim, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 26th day of September 2006.

Alvin E. Bell

Rosetta Collier

Robert A. Bell

Christine B. Smith

Ray Leon Bell

Gwendolyn F. Bell

Regina B. Harris

Steve Donell Bell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosetta Collier, Robert A. Bell, Christine B. Smith, Ray Leon Bell, Alvin E. Bell Gwendolyn F. Bell, Regina B. Harris, and Steve Donell Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 26th day of September 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $63,900.00.

AFFIANT

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

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.