Davidson County DEEDWARR
Recvd: 11/28/06 09:09 2 pgs
Fees:13.00 Taxes:347.80

20061128-0146495

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 2/4/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Wayne Gann **401 Cleves Street** **Old Hickory, TN 37138**	New Owner	44-11-147.00

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,

Joseph Sweat and wife, Kimberly Sweat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Wayne Gann , unmarried

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

THIS PROPERTY IS KNOW AS: 401 Cleves Street, Old Hickory, TN 37138, Davidson County, and described as follows:

BEING Lot No. 6 of Section "A" on the Plan of E. I. DuPont de Nemous and Company's Subdivision of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Cleves Street, at the corner of lots nos. 6 and 7; thence with the line between said lots, eastwardly 75 feet to the corner of lots nos. 1 and 6; thence with the southerly margin of said Street, westwardly 64.9 feet to the beginning of a curve; thence around said curve with a radius of 10 fee, to the easterly margin of Cleves Street, thence with the easterly margin of said Street, southwardly 59.6 feet to the beginning.

Being the same property conveyed to Michael Erdelyan and wife, Belinda Erdelyan, dated 02/12/98 by Warranty Deed from Virginia M. Hackett, and filed for record on 02/13/98, of record in Book 10793, page 973, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Sweat and wife, Kimberly Sweat, dated 08/29/06, by Warranty Deed from Michael Erdelyan and wife, Belinda Erdelyan, and filed for record on 09/06/06, in Instrument Number 20060906-0110208, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **401 Cleves 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 22nd day of November, 2006.

Joseph Sweat

Kimberly Sweat

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Sweat** and wife, **Kimberly Sweat** 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 at , Tennessee, this 22nd day of November, 2006.

Commission Expires: 2/6/07

Notary Public

PATRICIA D. PHA
NOTARY PUBLIC
AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of November, 2006.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of November, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of November, 2006.

My commission expires:_____ _____
Notary Public