Davidson County DEEDWARR
Recvd: 11/05/08 15:23 2 pgs
Fees:13.00 Taxes:640.10
20081105-0110290

BOX #14A

WARRANTY DEED	State of Tennessee) County of Davidson) G#21638-1 The actual consideration or value, whichever is greater, for this transfer is **$173,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of October, 2008. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard J. Blahauvietz and Abby E. Blahauvietz	**"New Owners"**	**Map 160-10-0 Parcel 008.00**
816 Deercrossing		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marion Mark Swinney, III, and wife, Mignon S. Swinney

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

Richard J. Blahauvietz and wife, Abby E. Blahauvietz

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:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of First Revision of Deer Run Subdivision, a Planned Unit Development, as of record in Book 9700, Page 778, and as revised in Book 9700, Page 825, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Marion Mark Swinney, III, and wife, Mignon S. Swinney, by Warranty Deed from John Hughes and wife, Kathy Hughes, of record in Instrument No. 20080425-0042134, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11234, Page 309, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed on behalf of Marion Mark Swinney, III, pursuant to a Power of Attorney executed by him on the 21st day of April, 2008, of record in Instrument No. 20081105.0110289, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Mignon S. Swinney, pursuant to a Power of Attorney executed by her on the 5th day of May, 2008, of record in Instrument No. 20081105.0110288, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property, known as: **816 Deercrossing, Nashville, TN 37220**.

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 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 my/our hand(s) this **31st** day of **October, 2008.**

Marion Mark Swinney, III

By: _____
John R. Hughes, Jr., Attorney-In-Fact

Mignon S. Swinney

By: _____
John R. Hughes, Jr., Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JOHN R. HUGHES, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **MARION MARK SWINNEY, III,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **MARION MARK SWINNEY, III,** for the purpose therein contained, by signing the name of **MARION MARK SWINNEY, III,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2008.**

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JOHN R. HUGHES, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **MIGNON S. SWINNEY,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **MIGNON S. SWINNEY,** for the purpose therein contained, by signing the name of **MIGNON S. SWINNEY,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2008.**

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09