File No. 80834

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE JANET L. ADAMS COUNTY

Davidson County DEEDWARR
Recvd: 11/13/08 09:09 2 pg
Fees:13.00 Taxes:185.00
20081113-0112231

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl Swinea	Darryl Swinea	119-02-0-220.00
(NAME)	(NAME)	
77 Valeria Street	77 Valeria Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Verner Mai H. Davenport, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darryl Swinea, 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. 211 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County, and described as follows: Beginning at a point in the south margin of Valeria Street at the corner of Lots Nos. 210 and 211; thence with the line between said lots southerly 160 feet to a point; thence westerly 90 feet to the east margin of Boone Drive; thence with the margin of the same, northerly 140 feet to the beginning of a curve; thence around said curve, northeasterly 31.42 feet to the south margin of Valeria Street; thence with the margin of the same easterly 70 feet to the beginning.

Being the same property conveyed to Henry B. Davenport and wife, Verner Mai H. Davenport by deed from Kenwood Homes, Inc., a Tennessee corporation, dated April 1, 1951, recorded in Record Book 1971, page 439, Register's Office, Davidson County, Tennessee. Henry B. Davenport died on May 1, 1990 and at the time of his death was the husband of Verner Mai H. Davenport.

This is improved x property, known as 81 Valeria Street, Nashville, TN 37210
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

File No. 80834
Witness my hand this 10th day of November, 2008.

Verner Mai H. Davenport

Verner Mai H. Davenport

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Verner Mai H. Davenport, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 10th day of November, 2008..

Notary Public
My Commission Expires: 2-28-12

