This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Lea C. Schweitzer
658 St. Jules Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20090054295 DEEDWARR
Recvd: 08/10/09 09:40 2 pgs
Fees:13.00 Taxes:961.63
20090810-0074837

MAP	**173-9**
GROUP	**A**
PARCEL	**79CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cynthia Matthews, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lea C. Schweitzer, unmarried**, hereinafter called the GRANTEE, her 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. 104 on the Plan of Revision One, Section Two, Lenox Village, of record in Instr. 20020731-0091872, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Cynthia Matthews by quitclaim deed from Dawn Nolen Klein of record in Instr. 20090413-0032668, and by quitclaim deed from Dawn Nolen Klein and husband Casey Klein by instrument recorded simultaneously herewith in Instr. 20090810-0074836 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **658 St. Jules Lane, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **31st** day of **July, 2009.**

by Joanna Nolan attorney at Law

Cynthia Matthews

Cynthia Matthews, by Joanna Nolan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Joanna Nolan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for Cynthia Matthews, and as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Cynthia Matthews as her free act and deed.

WITNESS my hand and official seal this 31st day of July, 2009.

M L Hickernell

NOTARY PUBLIC

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-9-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $259,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2009.

Lee E. Cranford

NOTARY PUBLIC

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/9/2012