WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Pamela L. Jones	First Community Mortgage, Inc.	Parcel ID:
1924 A 10th Ave. N #A	275 Robert Rose Dr.	081070B00200
Nashville, TN 37208	Murfreesboro, TN 37129	

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

David E. Swett, Sr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Pamela L. Jones , an unmarried woman
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:

Being a portion of Lot No. 15 and the northerly 7 1/2 feet of Lot No. 16 on the subdivision of Lot No. 2 of the Thomas Woodard property, as of record in Plan Book 2, Page 104, Chancery Court of Nashville, TN.

Said Lot No. 15 and the northerly part of Lot No. 16 front together 47 1/2 feet on the easterly side of 10th Avenue North, formerly Maple Street, and run back between parallel lines 170 feet to an alley.

The foregoing property is further described as follows: Land in Davidson County, Tennessee, being Unit B, on the Horizontal Property Regime for 1924 10th Avenue North Townhomes as recorded in the Master Deed of record as Instrument No. 20070917-0110957, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in teh common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to David E. Swett, Sr. by Successor Trustee's Deed from Emily H. Bowman, as Successor Trustee, of record in Instrument 20080909-0092171, dated September 9, 2008, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws of record in Instrument 20070917-0110957, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 2, Page 104, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1924 A 10th Ave. N #A, Nashville, TN 37208

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 my hand this 12th day of October, 2010.

David E. Swett, Sr.

BILL GARRETT, Davidson County
Trans:T20100064983 DEEDWARR
Recvd: 10/14/10 09:53 2 pgs
Fees:13.00 Taxes:407.00

20101014-0082232

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Swett, Sr., 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 Nashville, Tennessee, this 8th day of October, 2010.

My Commission Expires: 11/7/12

Notary Public

