BILL GARRETT, Davidson County
Trans:T20110002715 DEEDWARR
Recvd: 01/13/11 12:51 2 pgs
Fees:13.00 Taxes:536.50
20110113-0003699

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50745
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brandon Vestal 1309 Fatherland Street Nashville, Tennessee 37206	New Owner

TAX MAP-PARCEL NUMBERS: 08313007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rita Gene Dunn Kastrup, Trustee of the Katherine Marie Swinehart Family Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon Vestal** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No.1 on the plan of Spring Park Subdivision, of record in Book 57, page 134, Register's Office for said County.

Said part of Lot No. 1 fronts 60 feet on the northerly margin of Fatherland Street and extends back between parallel lines, parallel to and 60 feet west of south 14th Street, 150 feet to a dead line in the rear.

Being the same property conveyed to Ronald S. Swinehart and wife, Katherine M. Swinehart by warranty deed from L. Hollis Bratcher and wife, Juanita Bratcher, dated April 1, 1992 and recorded on April 29, 1992 of record in Book 8604, page 688, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Feb. 22, 2008, recorded on March 25, 2008 of record in Doc. No. 20080325-0030077, Ronald L. Swinehart conveyed his interest in subject property to Katherine M. Swinehart. The said Katherine M. Swinehart has since died. By Personal Representative's Quitclaim Deed, dated Dec. 3, 2010, recorded on December 6, 2010, of record in Doc. No. 20101206-0097164. First Tennessee Bank, Personal Representative of the Estate of Katherine Marie Swinehart conveyed subject property to Rita Gene Dunn Kastrup as Trustee of the Katherine Marie Swinehart Family Trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 134, said Register's Office.

This is improved property, known as: 1309 Fatherland Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of January, 2011.

Rita Gene Dunn Kastrup, Trustee

Rita Gene Dunn Kastrup, Trustee

State of ILLINOIS

County of Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Rita Gene Dunn Kastrup, Trustee of the Katherine Marie Swinehart Family Trust**, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2011.

My commission expires: May 18, 2014
{Seal}

Notary Public

"OFFICIAL SEAL"
Andrew Brunner
Notary Public, State of Illinois
Cook County
My Commission Expires May 18, 2014

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Sworn and subscribed before me this the 11th day of January, 2011

Notary Public

My Commission Expires: 5/8/2012

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

WIdoc: Deed Wty—12/92