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

BILL GARRETT, Davidson County
Trans:T20130000403 DEEDWARR
Recvd: 01/02/13 15:00 2 pgs
Fees:13.00 Taxes:259.00
20130102-0000475

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52130
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas E. Lawrence 521 Edwin Street Nashville, Tennessee 37207	SAME

TAX MAP-PARCEL NUMBERS: 07108035600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$70,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Swindle Properties, L.P., a Tennessee limited partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas E. Lawrence** 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 Lot No. 33 on the Plan of Rawls Tract Subdivision, Section Two of record in Book 1424, page 84, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Larry Swindle, Trustee with full power to sell transfer or convey without joinder of any beneficiary, by Warranty Deed from Joyce Eakin Rader, unmarried, being one and the same person as Joyce Eakin, dated February 10, 1989 and recorded on February 13, 1989, of record in Book 7771,page 364, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Swindle Properties, L. P. , a Tennessee limited partnership, by Quitclaim Deed from Larry R. Swindle of record in Doc. No. 20050405-0037271, said Register's Office. By Quitclaim Deed dated June 27, 2012, recorded June 29, 2012,of record in Doc. No. 20120629-0057447, said Register's office, Larry Swindle, Trustee with full power to sell, transfer or convey without joinder of any beneficiary conveyed subject property to Swindle Properties, L. P. a Tennessee limited partnership

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 84, said Register's Office, which Plan shows a 30foot minimum building setback line from Edwin Street and a 10 foot easement for public utility purposes along the rear line.

This is improved property, known as: 521 Edwin Street, Nashville, Tennessee 37207

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 28th day of December, 2012.

Swindle Properties, L. P. a Tennessee limited partnership

BY _____

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Larry Swindle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as General Partner of Swindle Properties, L.P, a Tennessee limited partnership, the within named bargainor, a limited partnership, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited partnership as such general partner.

Witness my hand and official seal on DECEMBER 28, 2012

_____
Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $70,000.00

_____
Affiant

Sworn and subscribed before me this the 28th day of December, 2012

_____
Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.