WARRANTY DEED

FROM: Tommie Lee Swift, Jr., Grantor

TO: Janet Adamson Swift, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
226 Jacksonian Drive Hermitage, TN	Janet Adamson Swift 226 Jacksonian Drive Hermitage, TN 37076	4D-31548 Map 75-13 Parcel 4

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars ($-0-).

Janet Adamson Swift
Tommie Lee Swift Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9 day of December, 1989.

Notary Public

My Commission Expires: 5-22-1993

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the purpose of abolishing an estate as joint tenants or tenants in common, with right of survivorship and conveying all of Grantor's interest to his spouse, Janet Adamson Swift, Grantor, Tommie Lee Swift, Jr., has bargained and sold, and by these presents does transfer and convey unto the said Janet Adamson Swift, his wife, her heirs, successors, 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. 171 on the plan of Hermitage Hills, Section 2, Revised, of record in Plat Book 2900, page 112, Register's Office for said County.
>
> SAID Lot no. 171 fronts 88 feet on the southwesterly margin of Jacksonian Drive and extends back 161 feet on the

northwesterly line and 123 feet on the southeasterly line to a dead line in the rear, measuring 90.9 feet thereon.

Being the same property conveyed from Tommie Lee Swift, Jr. to Percy Wilkins, Jr., Trustee and from Percy Wilkins, Jr., Trustee to Tommie Lee Swift, Jr. and Janet P. Adamson, by deed of record in Book 4805, page 287, Register's Office for Davidson County, Tennessee.

This is improved property, known as 226 Jacksonian Drive, Hermitage, Tennessee.

This conveyance is expressly made subject to all restrictions, easements and other encumbrances which are matters of public record.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

This conveyance is made by the Grantor for the purpose of vesting in his wife, the Grantee, full and complete ownership of the hereinabove described real property, the said Grantee being the same person as Janet P. Adamson, with whom the Grantor has heretofore held the property in joint tenancy or tenancy in common with right of survivorship.

Witness my hand this 9 day of December, 1989.

Tommie Lee Swift Jr.
TOMMIE LEE SWIFT, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tommie Lee Swift, JR. a Notary Public of said County and State, TOMMIE LEE SWIFT, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9 day of December 1989.

Susanne C. Neal
Notary Public

SUSANNE C. NEAL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 22, 1993

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IDENTIF. REFERENCE

Dec 11 9 13 AM '89

DAVIDSON COUNTY TN.

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