| [ADDRESS NEW OWNER: | ] SEND TAX BILLS TO: | ] MAP-PARCEL NOS. ] |
|---|---|---|
| [ | ]Atlantic Coast Mortgage Co.] | ] |
| [Mark D. Sessions et ux | ]ATTN: Tax Department | ] Map and Parcel ] |
| [8541 Whites Creek Pike | ]12700 Fair Lakes Circle | ] ] |
| [Joelton, TN 37080 | ]Suite 400 | ] 4-77 ] |
| [ | ]Fairfax, VA 22033 | ] ] |
| [ This instrument prepared by: Cindy S. Smith, Attorney at Law, | | ] |
| [ 2525 Lebanon Road, Nashville, Tennessee 37214 | | (Box 27-Bottom) ] |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Larry Swann and wife, Carolyn Swann, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Mark D. Sessions and wife, Teresa L. Sessions, the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

> Davidson County Property Map 4, 14D 18960, Parcel 77; Beginning at a point in the westerly margin of Highway 431, said point being S. 36 degrees East 200 feet, South 25 degrees 40 minutes East 200 feet, South 20 degrees East 100 feet, from the southeast corner of land conveyed to Clyde R. Moss, et ux; thence, leaving said Highway margin North 89 degrees 40 minutes West 1,033 feet to an iron stake; thence, South 237.5 feet to an iron stake, thence South 89 degrees 40 minutes East 1,102 feet to said highway margin; thence, with the margin of said Highway North 13 degrees 30 minutes West 150 feet, North 20 degrees West 100 feet, to the beginning, containing 5.5 acres.
>
> Being the same property conveyed to Larry Swan and wife, Carolyn Swan by deed from Paul R. White, conservator for Aileen Chambliss Cooper of record in Book 6471, Page 777, Register's office for Davidson County, Tennessee.
>
> This is improved property commonly known as 8541 Whites Creek Pike, Joelton, TN 37080.

3962 11/20 0101 03CHECK 300.70

[STATE OF TENNESSEE ]
[COUNTY OF DAVIDSON ]
[The actual consideration or value, whichever is greater for this ]
[transfer is $89,000.00. ]
[ ]
[ Teresa L. Sessions ]
[ Affiant ]
[Subscribed and sworn before me this 16th day of November 1990. ]
[ ]
[ Notary Public ]
[ My Commission Expires: 7/23/94 ]
[ ]

73968

IDENTIF. TREFERENCE

Nov 20 12 27 PM '90

FELIX E. [illegible] DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of November, 1990.

Larry Swann

Carolyn Swann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Larry Swann and wife, Carolyn Swann, with whom I am personally acquainted, or who proved to me on satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8240 PAGE 966

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 89000.00
CON TX 293.70
PRFEE 1.00
WDEED 6.00
TOTAL 300.70
CHECK 300.70

11/20/90 01 12:26 0001 8962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73968

IDENTIF. REFERENCE

Nov 20 12 27 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 374957