Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10793 PG 832

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jill A. Swenson 4478 Lickton Pk. Goodlettsville, Tn. 37072	Same as New Owner	Map 12 Parcel 180 Field Book 10D 52189

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LEO CURTIS GREER, JR. and wife, KRISTI THORNTON GREER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JILL A. SWENSON, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot #3 on the Plan of the Leo Curtis Greer, Jr. Property of record in Plat Book 7900, page 320, Register's Office for Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin the northerly margin of Lickton Pike, a corner to the property conveyed to Dawn Guthrie Brooks of record in Deed Book 8137, page 499, Register's Office for Davidson County, Tennessee; thence, with said margin of said pike South 73 deg. 44' 31" West 50.49 feet to an iron pin, a corner to Tract 4 on said Plan; thence, leaving Lickton Pike, with the line of Tract 4 North 24 deg. 17' 07" West 719.64 feet to an iron pin; thence, North 67 deg. 50' 24" East 153.52 feet to an iron pin; thence, North 22 deg. 14' 25" West 707.57 feet to an iron pin; thence, North 86 deg. 22' 18" East 202.62 feet to an iron pin; thence, South 31 deg. 21' 20" East 692.31 feet to an iron pin; thence South 64 deg. 13' 58" West 155.11 feet to an iron pin; thence, South 67 deg. 50' 24" West 248.59 feet to an iron pin; thence, South 24 deg. 17' 07" East 674.80 feet to the point of beginning and containing 5.01 acres, more or less.

BEING a part of the same property conveyed to Leo Curtis Greer, Jr. and wife, Kristi Thornton Greer, by deeds of record in Book 6881, page 945 and Book 7581, page 583, Register's Office for Davidson County, Tennessee.

Leo Curtis Greer, Jr. and Curt Greer being one and the same person. Kristi Thornton Greer and Kristi Greer being one and the same person.

The said property is shown as Map 12, Parcel 180 on the records of the Tax Assessor for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated September 17, 1991, by Jack L. Head, Registered Land Surveyor, No. 670.

This is unimproved property in Goodlettsville, Davidson County, Tennessee.

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 and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 6881, page 945, and Book 7581, page 583, said Register's Office.

3. Subject to Easements, Restrictive Covenants and Agreements being recorded simultaneously herewith.

4. Subject to any and all matters as shown on the plan of record in Book 7900, page 320, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 10th day of February, 1998.

"GRANTORS"

Leo Curtis Greer Jr.
LEO CURTIS GREER, JR.

Kristi Thornton Greer
KRISTI THORNTON GREER

"GRANTEE"

L. A. Swenson
JILL A. SWENSON

3172 02/13 0101 03CHECK 212.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEO CURTIS GREER, JR. and wife, KRISTI THORNTON GREER, and JILL A. SWENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

L. A. Swenson
Affiant

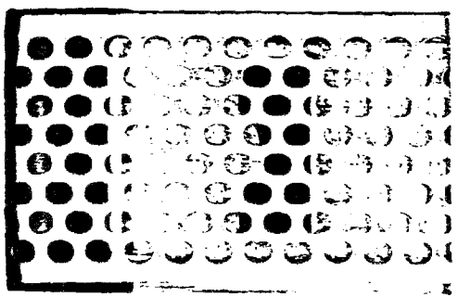
Sworn to and subscribed before me, this the 10th day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

040081
IDENTIFICATION

FEB 13 AM 8:46
REGISTER
DAVIDSON CO. TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10793 PG 834

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

02/13/98 01 08:48 0001 3172

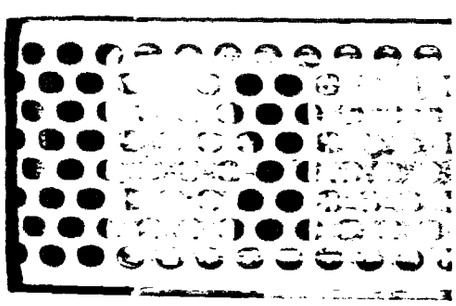
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04004481

IDENTIFICATION

98 FEB 13 AM 8:46

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN



No. 1253687