FILE BOX 45

WARRANTY DEED

BOOK 11351 PG. 266

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 1999

Notary Public

MY COMMISSION EXPIRES: 5/25/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Swink	Source One Mortgage Services Corp.	150-03-46
(NAME)	(NAME)	
3325 Timber Trail	27555 Farmington Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Farmington Hills, MI 48334-3314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brad Stewart Herring and wife, Stephanie L. Herring

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Swink and wife, Libby H. Swink

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 all of Lot No. 51, Section Two, The Country, of record in Plat Book 5050, Page 40, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Brad Stewart Herring and wife, Stephanie L. Herring by deed of record in Deed Book 9412, Page 741, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5111, Page 606, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3325 Timber Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22 day of February 1999

Brad Stewart Herring
Brad Stewart Herring

Stephanie L. Herring
Stephanie L. Herring

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Stewart Herring and wife, Stephanie L. Herring

the bargainor S, 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 and official seal at Murfreesboro, Tennessee, this 22ND day of FEBRUARY 19 99.

Commission expires 8-20-00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who and upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

0552000
RELEASE # REFERENCE
ID
99FEB23 AM11:00
REGISTER
RUTHERFORD COUNTY, TN.
026 02/23 0101 03CHECK 417.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11351 PG. 268

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0552000
IDENTIF. & REFERENCE

ID
99FEB23 AM11:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT
-105900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 417.63
CHECK 417.63

02/23/99 01 10:58 0001 9026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428244