BOOK 11472 PG. 468

STATE OF TENNESSEE
COUNTY OF DAVIDSON 47
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa J. Johns	FIRST REPUBLIC MORTGAGE	MAP 42-11B
(NAME)	(NAME)	
135 Heritage Trace Drive	3212 West End Avenue, Suite 500	PARCEL 30
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37203	
(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, Estate of Marjorie B. Swift, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa J. Johns, Unmarried

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 a certain condominium unit located in Davidson County, Tennessee, being Unit 135 on the Plan of Heritage Village, Section One, as of record in Plat Book 4460, Page 110, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, as amended in Book 5102, Page 383, as amended in Book 6380, Page 989, and further supplemented and amended in Book 6484, Page 287, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marjorie B. Swift, Unmarried, by deed from Temco Land Company, Inc., of record in Book 8678, Page 63, Register's Office for Davidson County, Tennessee. The said Marjorie B. Swift, Unmarried, having conveyed said property to Sheryl Jones Newman, Married, by Quitclaim Deed of record in Book 10760, Page 150, Register's Office for Davidson County, Tennessee. The said Marjorie B. Swift having died on January 16, 1998. By Order of the Probate Court for Davidson County, Tennessee, Docket No. 98P-569, the afore-said Quitclaim Deed is reversed and set aside, and the Estate of Marjorie B. Swift, Deceased, is vested with full ownership and all right, title and interest in said real property. Said Order also being of record in Book 11453, Page 924, in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 135 Heritage Trace Drive, Madison, TN 37115
(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 my hand this 5th day of May, 19 99

Estate of Marjorie B. Swift, Deceased
By: Sheryl Jones Newman
Sheryl Jones Newman

BOOK 11472 PG. 469

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SHERYL JONES NEWMAN**, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the **Executor of THE ESTATE OF MARJORIE B. SWIFT, DECEASED**, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Richardson, Texas, this 4th day of May, 1999.

DWANE L. SCHMER
Notary Public
State of Texas
My Comm. Exp. 06-28-99

Dwane L Schmer
Notary Public

My Commission Expires:

05851179

IDENTIFICATION REFERENCE

99 MAY 11 AM 8:36

RECEIVED & RECORDED BY
COUNTY REGISTER
DAVIDSON COUNTY, TN.

AMT 05/11 0101 CHECK 288.13

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11472 PG. 470

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

0585179

IDENTIFICATION REFERENCE

99 MAY 11 AM 8:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	74730.10
CON TX	277.13
PRFEE	1.00
MORTG	9.00
CFEE	1.00
TOTAL	288.13
CHECK	288.13

05/11/99 01 08:35 2001 4124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458777