FILE BOX 45

BOOK 11597 PAGE 217

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSEER IS $ 98,900.00

Lonteizus R. Swauncy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 99

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lonteizus R. Swauncy (NAME) | Tucker Federal Bank, d/b/a (NAME) | MAP 85-11 |
| 3009 Stafford Drive (ADDRESS) | P. O. Box 211788 (ADDRESS) | PARCEL 32 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Augusta, GA 30917-1788 (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, Carol Braswell-~~Clevenger~~ Clevenger C.C., a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonteizus R. Swauncy and wife, Carla Swauncy

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, as follows, being Lot No. 105 on the Plan of Stanford Country Club Estates, Section Three, as of record in Book 2900, Page 67, Register's Office for said County.

Said Lot No. 105 fronts 91.64 feet on the easterly side of Stafford Drive and runs back between lines, 15800 feet on the northerly line and 162.00 feet on the southerly line, to a dead line in the rear on which it measures 69.74 feet.

BEING the same property conveyed to Carol Stromatt, by deed from Clyde Marshall Hampton, of record in Book 9978, Page 835, Register's Office for said County. The said Carol Stromatt and Carol Braswell-~~Clevenger~~ Clevenger being one and the same person.

This conveyance is subject to Restrictive Covenants of record in Book 3026, Page 310 and amended in Book 3075, Page 186, Register's Office for said County.

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

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 3009 Stafford Drive, Nashville, TN 37214
(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 29th day July 19 99

Carol Braswell-~~Clevenger~~ Clevenger
C.C.

07/30/99 0101 03CHECK 376.93

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Braswell-dddddd Clevenger, a married person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 19 98.

Commission expires 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who 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

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LEGAL DESCRIPTION CONTINUATION

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This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

06183669

IDENTIF. # REFERENCE

99 JUL 30 PM 4:01

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11597 PAGE 220

| | | |
|---|---|---|
| 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 |

06618366
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 4:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 98900.00 |
| CON TX | 365.93 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 376.93 |
| CHECK | 376.93 |

07/30/99 01 - 16:06 0001 9714

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1497953