This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 11675 PAGE 402

ADDRESS NEW OWNER:
John R. Creager and James L. Hodge
313 Haywood Lane
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 161-8
PARCEL 45
5DU-38961

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rita Marie Gower, Executor of the Mary Katherine Swain Estate hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John R. Creager and James L. Hodge, as tenants in common, 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:

BEING Lot No. 24, on the Plan of Southwood, of record in Plat Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Raymond Swain and wife, Mary G. Swain, by deed from Hillview Company, a Tennessee corporation, of record in Book 5889, Page 835, Register's Office for Davidson County, Tennessee. The said Raymond Swain having since died, pre-deceasing Mary G. Swain who had since died testate. The property was devised to Raymond Swain, Jr., James R. Swain, Paul D. Swain and Rita Marie Gower by the Will as filed in the UnProbated Will Book _____, Page_____, in the Probate Court for Davidson County, Tennessee. Rita Marie Gower, Executor, is authorized under the Will to execute all conveyance documents.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2904, Page 51, and such easements and setback lines of record in Plat Book 2663, Pages 125 and 126, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6297, Page 150, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

The Executor joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

Mary Katherine Swain and Mary G. Swain is one and the same person.

This is improved property known as 382 Brewer Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John R. Creager and James L. Hodge, their heirs and assigns, forever; and Rita Marie Gower, Executor of the Mary Katherine Swain Estate does 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 I 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

12/09/99 0901 83CHECK 307.00

Witness my hand this the 24th day of September, 1999.

Mary Katherine Swain Estate

Rita Marie Gower, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Rita Marie Gower 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, and who further acknowledged that she is the Executor of the Will of Mary Katherine Swain Estate, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 24th day of September , 1999.

Notary Public

My Commission expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of September, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

063942 2

DEED REFERENCE

99 SEP 27 AM 8:32

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0639422

IDENTIFICATION REFERENCE

99 SEP 27 AM 8:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

09/27/99 01 08:35 0001 2263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520189