Instr:200003200028092 Page: 1 OF 3
REC'D FOR REC 03/20/2000 1:07:41PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $221.63

18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of March, by and between LARRY WAYNE SWANN, A MARRIED MAN, and LANNA R. SWANN, HIS WIFE, hereinafter called GRANTORs, and LEWIS COTTON and GLENDA COTTON, HUSBAND AND WIFE, hereinafter called GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I/WE, LARRY WAYNE SWANN, A MARRIED MAN, and LANNA R. SWANN, HIS WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto LEWIS COTTON and GLENDA COTTON, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1009 GRANADA AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LANNA R. SWANN, wife of LARRY WAYNE SWANN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Larry Wayne Swann
LARRY WAYNE SWANN, Signature of Seller

Lanna R Swann
LANNA R. SWANN, Signature of Seller

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY WAYNE SWANN and HIS WIFE, LANNA R. SWANN,** the within named bargainors, 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 **16th** day of **March, 2000.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LEWIS COTTON and GLENDA COTTON, HUSBAND AND WIFE

1009 GRANADA AVENUE
NASHVILLE, TN 37206

Property Address:

1009 GRANADA AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

RIGHT MORTGAGE COMPANY

Map & Parcel #: MAP 083-01-0, PARCEL 176

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$59,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **March, 2000.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being the easterly 65 feet of Lot No. 26 on the Plan of W.H. Hyronemus Addition of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 26 fronts 65 feet on the northerly margin of Granada Avenue and extends back between parallel lines 168 feet to a dead line in the rear.

BEING the same property conveyed to LARRY WAYNE SWANN, UNMARRIED, by Deed from ESSIE V. CARDWELL, A WIDOW, of record in Deed Book 8606, page 205, Register's Office for DAVIDSON County, Tennessee. The said LARRY WAYNE SWANN having since married, his spousse, LANNA R. SWANN joins in the herein Deed to convey any right, title and interest she may have in and to the said property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 083-01-0, PARCEL 176).

2. All matters as set forth on the Plan of record in Plat Book 161, page 174, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.