Instr:200003280030960 Page: 1 OF 3
REC'D FOR REC 03/28/2000 9:18:38AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

10-10

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9323J

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 398378 Instrument 510064
Rec'd: 12.00 NBk: 76 Pg 90
State: 444.00 Recorded
Clerk: 1.00 3/2/2000 at 10:10 am
EDP: 2.00 in Record Book
Total: 459.00
1083 Pg 320

MAP/GROUP/PARCEL: 181-00-0-058.00

NEW OWNER'S NAME AND ADDRESS:
MORGAN H. SWAFFORD and WILMA J. SWAFFORD, husband and wife
6335 PETTUS ROAD
ANTIOCH, TENNESSEE 37013
SEND TAX BILLS TO:
NEW OWNER

Re-recorded to correct the County in which instrument was previously recorded. Taxes paid in Sumner County, Tennessee.

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JOE M. LONG, an unmarried man, and BEN LONG, an unmarried man, hereinafter called Grantors, do hereby transfer and convey unto MORGAN H. SWAFFORD and WILMA J. SWAFFORD, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED TO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The subject property is improved property commonly known as 6335 Pettus Road, Antioch, Tennessee 37013.

BEING the same property conveyed to grantors herein by deed of record in Book 10931, Page 870, Register's Office for ~~SUMNER~~ Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOE M. LONG

BEN LONG

ENTERED
PHILLIP G. SIMPSON
PROPERTY ASSESSOR

MAR 02 2000
Davidson Co.
MAP___GP___CTL___PAR___

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOE M. LONG and BEN LONG, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of February, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $120,000.00.

AFFIANT

Sworn to and subscribed before me, this 28th day of February, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Exhibit A
COMPLETE LEGAL DESCRIPTION

Being in the 5th (formerly 6th) Civil District of said County, described according to a survey made by Ralph W.C. Lambert, Surveyor, 02-08-1959, as follows:

Beginning in the center of Pettus Road at its intersection with the easterly line of what was formerly Armistead Orchard; thence with said line North 2 degrees 45 feet, East 1176 feet to an iron pin; thence South 48 East 645 feet to an iron; thence South 1 degrees 15 minutes west 750 feet to the center of Pettus Road; thence with the center of said road, North 87 degrees 45 minutes west 620 feet to the beginning, containing 11.32 acres, more or less.

Being the same property conveyed to Joe M. Long and wife, Mary Long by Deed from C. L. Seiner and wife Betty Ann Seiner of record in Book 3341, Page 207, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED in the above property description is a 6.00 acre tract of land, which has been conveyed of record in Book 8148, Page 870, said Register's Office described as follows:

A tract of land lying in the 5th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Robert J. Morris, 08-26-1989, as follows:

Beginning at a existing pin set in the northerly right of way of Pettus Road, said point being the Southeast corner of the herein described tract; thence running with the right of way of Pettus Road, North 84 degrees 27 minutes 03 seconds west, 312.00 feet to an iron pin set in the right of way of Pettus Road; thence leaving the sad right of way and running, North 7 degrees 25 minutes 30 seconds East 976.44 feet to an iron pin; thence South 45 degrees 15 minutes 39 seconds East, 376.64 feet to an existing iron pin; thence South 6 degrees 28 minutes 16 seconds West, 738.01 feet to the point of beginning and containing 6.00 acres.

Being the same property conveyed to Joe Long and wife, Mary Long by Deed from G.L. Seiner and wife, Betty Ann Seiner, of record in Deed Book 3341, Page 207, Register's Office for Davidson County, Tennessee, the same Mary Long having since died.

The aforementioned being further conveyed by Quitclaim Deed from Joe M. Long to Joe M. Long and Ben Long, both unmarried of record in Book 10931, Page 107, Register's Office for Davidson County, Tennessee.