Davidson County DEEDWARR
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Fees:11.00 Taxes:210.90

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 2000

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY E. OSBORN (NAME)	PHH MORTGAGE SERVICES (NAME)	53-3-18
1211 BERRY STREET (ADDRESS)	3000 LEADENHALL ROAD (ADDRESS)	
NASHVILLE, TN 37138 (CITY) (STATE) (ZIP)	MT. LAUREL, NJ 08054 (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, HOWARD EARL SWANN AND WIFE, VICKIE L. SWANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY E. OSBORN, AN UNMARRIED PERSON

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 Lot No. 107, of Section "C", on the Plan of VILLAGE OF OLD HICKORY (Referred to as E. I. DuPont de Nemours and Company's Subdivision in previous title), of record in Book 1424, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to HOWARD EARL SWANN, by deed from James Harold Petty, John Ray Petty, Sara Snow Baker, and Nellie Marie Cooper, Heirs at Law and beneficiaries under the Last Will and Testament of James D. Petty, of record in Book 10535, page 802, Register's Office for DAVIDSON County, Tennessee.

VICKIE L. SWANN, wife of HOWARD EARL SWANN, joins in to convey any interest she may have by reason of her marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of HOWARD EARL SWANN AND WIFE, VICKIE L. SWANN, by JOSH SWANN, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1211 BERRY STREET, NASHVILLE, TN 37138
(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 our hand s this 29th day of December, 2000

HOWARD EARL SWANN
By: Howard Earl Swann by Josh Swann
JOSH SWANN, ATTORNEY-IN-FACT
VICKIE L. SWANN
By: Vickie L. Swann by Josh Swann
JOSH SWANN, ATTORNEY-IN-FACT

Vickie L. Swann

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated December 22, 2000, made by:
PATRICK S. COODE, License No. 855
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 JOSH SWANN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of HOWARD EARL SWANN AND WIFE, VICKIE L. SWANN, as their Attorney-in-Fact, as the free act and deed of the within named HOWARD EARL SWANN AND WIFE, VICKIE L. SWANN.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of DECEMBER, 2000.

NOTARY PUBLIC I DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 05/27/2001