PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

Davidson County DEEDWARR
Recvd: 09/05/01 16:55 2pgs
Fees:13.00 Taxes:407.00

20010905-0096343

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **August, 2001** between **John Ellis** , GRANTOR, and **Keith Swafford and Michelle Dorris** , GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 940, on the Plan of Hermitage Hills, Section 8, as shown on plat of record in Plat Book 3600, page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard D. Climer and wife, Angela D. Climer by deed from James M. Walton and wife, Deborah Lovvorn Walton in Book 8208, Page 341, dated 09/27/90 and recorded 10/02/90, said Register's Office.

Further being conveyed to John Ellis by Trustee's Deed in Instrument No. 20010319-0025894, dated 02/27/01 and recorded 03/19/01, said Register's Office.

Subject to taxes for the year 2001 which have been prorated & assumned by Grantee(s)

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John Ellis
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **John Ellis** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **August, 2001.**

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3-27-04

Name and Address of Property Owner:

Keith Swafford and Michelle Dorris
212 Bonnavue Drive
Hermitage, TN 37076

Property Address:

212 Bonnavue Drive
Hermitage, TN 37076

Person Responsible for Taxes:

Flagstar Bank, F.S.B.
One Premier Plaza, Suite 200
Atlanta, GA 30342-1373

Parcel #: 75-9/176

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 **$110,000.00** 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 **24th** day of **August, 2001.**

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3-27-04

RETURN TO:

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