WARRANTY DEED

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Jessica Swinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th Day of October, 2001.

Carol T. Baker
Notary Public

MY COMMISSION EXPIRES: 1/24/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Swinney	Chase Manhattan Mortgage Corporation	135-140-4
(NAME)	(NAME)	
713 Vanguard Place	3415 Vision Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/07/01 11:41 2pgs
Fees:13.00 Taxes:425.50

20011107-0122231

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Katherine C. Swinney,*** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica Swinney**** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

* unmarried
** married

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ransom Village of record in Plat Book 7900, Page 833 & 834 of the Register's Office of DAVIDSON County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Katherine C. Swinney, unmarried, by Warranty Deed of record in Book 9826, page 336, Register's Office of Davidson County, Tennessee.

Restrictive covenants of record in Book 9525, page 187, and Book 9647, pag 72; and, any and all matters as shown on plat of record in Plat Book 7900, page 833 and 834; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 713 Vanguard Place Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 24th Day of October, 2001.

Katherine C. Swinney
Katherine C. Swinney

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Katherine C. Swinney, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th Day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/05

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.