Davidson County DEEDWARR
Recvd: 01/24/02 14:02 2pgs
Fees:13.00 Taxes:369.63

20020124-0010068

WARRANTY DEED

SWETMAN-TAYLOR-H0176

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Deborah Boyd
Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2001.

Jeannie Bradshaw
Notary Public

My Commission Expires: 6-12-04

JEANNIE BRADSHAW NOTARY PUBLIC AT LARGE TENN. ROBERTSON COUNTY

My Commission Expires JUNE 12, 2004

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Amanda M. Swetman and Patricia M. Taylor	First Horizon Home Loan	33-12-101
(NAME) 309 Marita Ave	(NAME) P.O. Box 146	
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM T. PARKER AND WIFE, MELINDA PARKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AMANDA M. SWETMAN AND PATRICIA M. TAYLOR, hereinafter called the Grantee(s), their heirs and assigns, that 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. 57 on the Plan of Section I, Gateway Subdivision as fo record in Book 3300, Page 39 and 40, Register's Office for said County.

Being the same property conveyed to William Thomas Parker and wife, Melinda Parker by Quitclaim Deed from William Thomas Parker and Carol S. Parker, an unmarried person of record in Book 6011, Page 73 and being the same property conveyed to William Thomas Parker and wife, Melinda Parker by Deed from W. A. Hunt and wife, Jessie B. Hunt of record in Book 5335, Page 901, said Register's Office.

This is improved (X) property, known as 309 Marita Ave, Goodlettsville, Tennessee 37072
unimproved ( )
(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 my/our hand(s) this 28th day of December, 2001.

William T. Parker

Melinda Parker

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Parker and wife, Melinda Parker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 28th day of December, 2001.

Notary Public

My Commission Expires: 6-12-04

JEANNIE BRADSHAW NOTARY PUBLIC AT LARGE TENN. ROBERTSON COUNTY

My Commission Expires JUNE 12, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of December, 2001.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075