THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12439K

MAP/GROUP/PARCEL:
073-13-0/155.00

NEW OWNER'S NAME AND ADDRESS:
TERESA N. SWANSON
2719 MAILAN DRIVE
NASHVILLE, TENNESSEE 37206

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 07/17/02 08:11 2pgs
Fees:13.00 Taxes:369.63
20020717-0085808

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LINDA GAYLE BATEY (NOW KNOWN AS LINDA BATEY WARD) AND DOROTHY JEAN CHAMBERLAIN, hereinafter called Grantors, does hereby transfer and convey unto TERESA N. SWANSON, UNMARRIED, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot no. 58 on the Plan of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for said County.

Said Lot No. 58 fronts 63 feet on the North side of Mailan Drive and runs back 158 feet on the East line and 156 feet on the West line to a dead line in the rear of which it measures 63.1 feet.

The subject property is improved property commonly known as 2719 Mailan Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Instrument #20010802-0082079, Register's Office for Davidson County, Tennessee. The said Linda Gayle Batey (now known as Linda Batey Ward) is now married but does not occupy the residence above.
*

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that it is 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 of record.

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

*This is not the principal residence of the grantors.

LINDA BATEY WARD
(Formerly known as Linda Gayle Batey)

DOROTHY JEAN CHAMBERLAIN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LINDA BATEY WARD (FORMERLY KNOWN AS LINDA GAYLE BATEY) AND DOROTHY JEAN CHAMBERLAIN, 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, Tennessee, on this the 12th day of July 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

My Commission Expires:
1-25-06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $99,900.00

AFFIANT

Sworn to and subscribed before me, this the 12th day of July ,2002.

NOTARY PUBLIC

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: