Davidson County DEEDWARR
Recvd: 11/06/02 14:45 2pgs
Fees:13.00 Taxes:185.00
20021106-0136681

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Eric W. James and wife, Kelley M. James
8747 Cedar Grove Road
Cross Plains, TN 37049

MAP: 72-7 PARCEL: 34

FOR AND IN CONSIDERATION of FIFTY THOUSAND ($50,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, We, ***BAILEY E. SWANN or SANDRA B. SWANN, Trustee's of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust***, have bargained and sold, and by these presents do transfer and convey unto, ***ERIC W. JAMES and wife, KELLEY M. JAMES***, their heirs and assigns, a certain tract or parcel of land in the Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lots 20 and 21 on a plot of subdivision of the Sharpe Lands, as of record in Book 547, Page 114, Register's Office for said County, described as follows:

Beginning on the westerly margin of Riverside Drive at a point 150 feet south of the southern margin of Shelton Avenue; thence westerly 174 feet, more or less to the line between lots 19 and 20 on said plan with this line 50 feet; thence easterly 174 feet, more or less, to the westerly margin of Riverside Drive, thence northerly with same 57 feet to the beginning.

Being the same property conveyed to Bailey E. Swann or Sandra B. Swann, Trustee's of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust by Quitclaim Deed from Dorothy M. Swann dated January 27, 2000, of record in Instrument Number 20000127-0008812, Register's Office of Davidson County, Tennessee.

Possession with deed.

2002 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***ERIC W. JAMES and wife, KELLEY M. JAMES***, their heirs and assigns, forever. And we covenant with the said ***ERIC W. JAMES and wife, KELLEY M. JAMES,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said, ***ERIC W. JAMES and wife, KELLEY M. JAMES,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 29th day of October, 2002.

BAILEY E. SWANN

SANDRA B. SWANN

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, personally appeared Bailey E. Swann and wife, Sandra B. Swann, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Trustee's of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust, the within named bargainor, a trust, and that they as Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trustby themselves as Trustees

Witness my hand and official seal at office in Portland, Tennessee, this the 29th day of October, 2002.

NOTARY PUBLIC

STACEY FRYE NOTARY PUBLIC AT LARGE MACON CO., TENNESSEE

MY COMMISSION EXPIRES: 2-1-06

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 29th day of October, 2002.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 2-1-06

STACEY FRYE NOTARY PUBLIC AT LARGE MACON CO., TENNESSEE

sdf/RE-4894