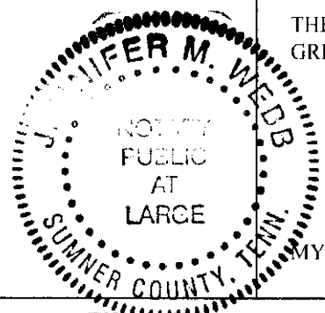
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/02 13:34 2pgs
Fees:13.00 Taxes:503.20

20021127-0147283



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th Day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10-24-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 1 South Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Swanson and Kimberly Swanson	same	18-7-118.00
(NAME) 213 Charleston Dr	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, we, **Lu Ann Surface**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Terry Swanson and Kimberly Swanson** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of the final Plat of Section Two, Charleston Square Subdivision, of record in Book 5200, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lu Ann Surface by deed from Byron Scott Jones and Shelley S Jones dated 7/31/95 and filed in Book 9765, page 550, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(X) property, known as 213 Charleston Dr Goodlettsville TN 37072
(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 7th Day of November, 2002.

Lu Ann Surface

STATE OF TENNESSEE)

ss

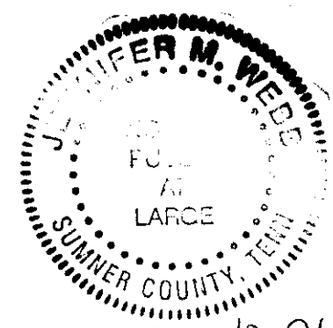
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Lu Ann Surface, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th Day of November, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-05



My Commission Expires 10-26-05