Prepared by and return to:
Swafford & Hays Settlement Services, Inc.
224 S. Peters Road, Ste. 205
Knoxville, TN 37923

AFTER RECORDING RETURN TO:
SWAFFORD & HAYS SETTLEMENT SERVICES
224 S. PETERS ROAD SUITE 205
KNOXVILLE, TN 37923
#9936

WARRANTY DEED

THIS INDENTURE, made this 3rd day of Dec, A.D. 2002, between JEFFERY C. GREEN and DONNA L. GREEN, husband and wife, of Davidson County, Tennessee, First Parties and JENNIPHER LANCASTER AND M. ANNETTA ~~LANCASTER~~ Flores, of Davidson County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable considerations, to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

SEE ATTACHED EXHIBIT A

SITUATED in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 234, the Plan of Village of Old Hickory, Section A, by shown on Plat of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

The above legal description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in FEE SIMPLE of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

And that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

JEFFERY C. GREEN

DONNA L. GREEN

Davidson County DEEDWARR
Recvd: 01/23/03 09:56 3pgs
Fees:18.00 Taxes:425.50

20030123-0009622

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, dully commissioned and qualified, Jeffery C. Green and Donna L. Green the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in ~~Knox~~ Davidson County, this 3rd day of December, 2002.

James H Woody
NOTARY PUBLIC
My Commission Expires: 10/25/03

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $115,000.00.

Affiant: Jeffery C. Green

Subscribed and sworn to before me this the 3rd day of December, 2002.

James H Woody
NOTARY PUBLIC
My Commission Expires: 10/25/03

OWNERS: Jennipher Lancaster, 801 Cleves Street, Old Hickory, TN

TAXPAYER: Jennipher Lancaster

JAMES H. WOODY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires October 25, 2003

File No.: 9586

EXHIBIT A

SITUATED in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 234 on the Plan of Village of Old Hickory, Section A, by shown on Plat of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

The above legal description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

BEING the same property conveyed to Jeffery C. Green, Unmarried, by deed from Joanne Ruth Schular, Unmarried, dated April 30, 2001, recorded May 3, 2001, in Instrument Number 20010503-0045516, in the Register's Office of Davidson County, Tennessee. Donna L. Green is signing this Warranty Deed to convey any marital or homestead interest she may have in said property.

TAX MAP 44, GROUP 15, PARCEL 183