Davidson County DEEDWARR
Recvd: 06/03/03 08:25 2pgs
Fees:13.00 Taxes:222.00
20030603-0075029

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Chad M. Ray, et ux P. O. Box 1536 Goodlettsville, TN 37070-1536	Same as New Owner	Map 18-12 Parcel 74

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CARY GLENN SWIFT and wife, WENDY DAWN SWIFT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHAD M. RAY and wife, DONIA E. RAY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning on the north side of Fannin Drive at the common point between the Webb property and the Swift property; thence along said common line 158.4 feet to a point; thence South 88 deg. 52' East 148.96 feet to a point; thence South 1 deg. 8' 133.4 feet to a point; thence around the curve 39.27 feet to a point in the northerly margin of Fannin Drive; thence along said drive in a westerly direction 124.16 feet to the point of beginning.

Being the same property conveyed to Cary Glenn Swift and wife, Wendy Dawn Swift, by deed from Margaret C. Swift Harmon, of record in Book 9654, page 128, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 105B Fannin Drive, Goodlettsville, TN 37072.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CARY GLENN SWIFT

WENDY DAWN SWIFT

"GRANTEES"

CHAD M. RAY

DONIA E. RAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARY GLENN SWIFT and wife, WENDY DAWN SWIFT, and CHAD M. RAY and wife, DONIA E. RAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this the 23rd day of May, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of May, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires Dec. 6, 2005