Davidson County DEEDWARR
Recvd: 08/26/03 08:26 2pgs
Fees:13.00 Taxes:455.10
20030826-0123344

Instrument Prepared By:

File #: R02171

First National Financial Title Services, Inc., 1418 West Main Street, Suite B, Lebanon, TN 37087

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of August, 2003, by and between Tracey L. Fortner and Chrysty B. Fortner, Husband and Wife, parties of the first part, and John Houston McSwain and Amy F. McSwain, Husband and Wife parties of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said parties of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said parties of the second part the following described real estate, situated and being in Davidson County o f the State of Tennessee, and being **Map and Parcel Number 53-16-218**, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 4, on the Plan of Kenwood Estates, as shown by plat of record in Plat Book 9700, Page 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Tracey L. Fortner, unmarried, by Deed from J & M Homebuilders, Inc., a Tennessee Corporation, dated 05/20/97, recorded 05/29/97, in Book 10470, Page 210, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Tracey L. Fortner

Chrysty B. Fortner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Tracey L. Fortner, unmarried, the within named bargainor(s), 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 by hand, at office, this 7th day of August, 2003.

Notary Public

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $123,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 7th day of August, 2003.

Notary Public

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05

My Commission Expires:

PROPERTY ADDRESS AND SEND TAX BILL TO:
NEW OWNERS
513 Allentown Road
Old Hickory, TN 37138