Davidson County DEEDWARR
Recvd: 10/28/03 10:04 2pgs
Fees:13.00 Taxes:436.23
20031028-0158438

Warranty Deed

THIS INDENTURE, made and entered into this 26th day of September 2003

by and between Norman McLean, married* my legal

of the first part, and ~~Scott Sweeney~~ XXXXXXXXXXX Scott W. Swinney, unmarried

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Antioch County of Davidson State of TN

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot Number 50 on the Plan of Hickory Woods Section C, of record in Plat Book 6900, Page 885, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Norman McLean herein by Cash Deed dated September 2, 2003 filed for record at Instrument No. 20030908-0130852, and re-recorded at Instrument No. 20030922-0139769, in the Register's Office of Davidson County, Tennessee.

The aforedescribed real property is not the homestead of the said Norman McLean.

The aforedescribed real property is also known as 6705 Birchbrook Drive, Antioch, Tennessee 37013

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/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2004 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 885, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Norman McLean
by Roberta Julio attorney in fact

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____,
a Notary Public of said County and State, _____
_____, the within named bargainor,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public
My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____,
a Notary Public of said County and State, _____
_____, the within named bargainor,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2003.

_____
Notary Public
My Commission Expires _____ day of _____, 20___.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF ~~SHELBY~~ DAVIDSON

On this 26 day of SEPTEMBER, 2003, before me personally appeared ROBERTA SULLAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NORMAN McLEAN, acknowledged that ~~S~~ he___ executed the same as the free act and deed of said NORMAN McLEAN

Witness my hand, at office, this 26 day of SEPTEMBER, 2003.

_____
Notary Public
My Commission Expires 30 day of JULY, 2003

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

_____
Notary Public
My Commission Expires _____ day of _____, 20___.

NOTARY PUBLIC AT LARGE

File Number: 20030904/JRH
Parcel Number: 176-05-0-A-033.00

(FOR RECORDING DATA ONLY)

Property address 6705 Birchbrook Dr.
Antioch, TN 37013
Mail tax bills to: (Person or Agency responsible for payment of taxes)
First Horizon Home Loan
10241 King William - Mail Code 6705
Dallas TX 75228

This instrument prepared by: Kearnley & Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 117,900.00, 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 this 26 day of September, 2003.

_____
Notary Public
My Commission Expires: AT LARGE

Return to:

Property Owner's Name and Address
Scott Sweeney

6705 Birchbrook Dr.
Antioch, TN 37013