Davidson County DEEDWARR
Recvd: 03/02/04 10:24 2pgs
Fees:13.00 Taxes:381.10
20040302-0023356

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. |
|---|---|---|
| Virginia G. Swann<br>72 Rolling Meadows<br>Goodlettsville, TN 37072 | Same as New Owner | Map 33-04-0-A<br>Parcel 72 |

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, MARTHA HICKMAN, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto VIRGINIA G. SWANN, a married woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 72 on the Plan of Rolling Meadows, Phase One, Section 9, of record in Plat Book 7900, page 965, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed by Martha J. Hickman to Julie Massey O'Brien and Lance M. Massey by Quitclaim Deed of record in Instrument No. 20040109-0003703, Register's Office for Davidson County, Tennessee, but reserving in the Grantor, Martha J. Hickman, a Life Estate on the said real property, hereinabove described, with the right and power, pursuant to T.C.A. § 66-1-106, to dispose of and convey the said premises in fee at any time during her lifetime, with the power to divest the fee granted to Julie Massey O'Brien and Lance M. Massey, without the joinder of Julie Massey O'Brien and/or Lance M. Massey.

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

The current mailing address for said property is 72 Rolling Meadows, Goodlettsville, Tennessee 37072.

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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am 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 2004, 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 GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 7900, page 965, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 8049, page 711, Book 6658, page 135, Book 9319, page 100, Book 6593, page 194, Book 6726, page 18, Book 6926, page 472, Book 9557, page 25, Book 6966, page 497, Book 9566, page 369, Book 6980, page 188, Book 9675, page 386, Book 7138, page 352 and Book 7408, page 733, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTOR"

MARTHA HICKMAN, an unmarried woman

"GRANTEE"

VIRGINIA G. SWANN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA HICKMAN and VIRGINIA G. SWANN, 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 27th day of February, 2004.

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 $103,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of February, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005