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Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/31/04 14:11 2pgs
Fees:13.00 Taxes:481.00

20040331-0036359

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this day **of March, 2004.**

Notary Public
My commission expires:

DEBBIE RUBENSTEIN NOTARY PUBLIC AT LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
John M. McGregor 3325 Timber Trail Antioch TN 37013	owner	150-03-0 046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas H. Swink and wife, Libby H. Swink, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John M. McGregor and wife, Janna M. McGregor, hereinafter called the Grantees, their successors 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 Lot No. 51 on the Plan of Section Two, The Country, of record in Plat Book 5050, Page 40, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Thomas H. Swink and wife, Libby H. Swink by deed from Brad Stewart Herring and wife, Stephanie L. Herring of record in Book 11351, Page 266, dated 02-22-99, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3325 Timber Trail, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of March, 2004.

Thomas H. Swink

Libby H. Swink

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas H. Swink and Libby H. Swink, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of March, 2004.

Notary Public

My Commission expires 11/27/06

