Davidson County DEEDWARR
Recvd: 07/16/04 12:51 2pgs
Fees:13.00 Taxes:1435.60

20040716-0085237

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04099

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 9th day of July, 2004

Notary Public

MY COMMISSION EXPIRES:

BILLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Michael D. Swinford **3201 Earhart Road** **Hermitage, TN 37076**	**New Owner**	**098-00-0095.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Janet L. Curtis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael D. Swinford and wife, Janine K. Swinford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 4, ON AN UNRECORDED SURVEY MADE BY JOHN M. SULLIVAN, COUNTY SURVEYOR, SEPTEMBER 10, 1996, AND BEING A SURVEY OF THE NORTH PART OF THE ESTATE OF MRS. MYRTLE H. CARTER, DECEASED, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF EARHART ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JAMES HENDERSON HAGAR AND WIFE OF RECORD IN BOOK 4081 PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID HAGAR'S NORTHERN BOUNDARY LINE, SOUTH 85 DEGREE 48' EAST 1425.7 FEET; THENCE NORTH 4 DEGREE 27' EAST 155 FEET; THENCE NORTH 85 DEGREE 58' WEST 1316 FEET; NORTH 86 DEGREE 24' WEST 100 FEET TO THE EASTERLY MARGIN OF EARHART ROAD; THENCE WITH THE SAME SOUTH 4 DEGREE 29' WEST 155 FEET TO THE BEGINNING.

Being the same property conveyed to Janet L. Curtis, by Trustee's Deed from Mark A. Ellmore, Jr. as Trustee, dated 9-3-02 and recorded 9-12-02 in Instrument Number 20020912-0111353, Register's Office for Davidson County, Tennessee and Previously being the same property conveyed to Patrick M. Nash, unmarried, by Deed from Janet L. Curtis Trott, married, Michael L. Curtis, married, dated 3-7-97 and recorded 3-14-97 in Book 10380, Page 836, Register's Office for Davidson County, Tennessee

Unimproved ( )

This is improved (X) property known as **3201 Earhart Road, Hermitage, TN 37076**

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 our hands this 9th day of July, 2004.

Janet L. Curtis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet L. Curtis, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of July, 2004.

Commission Expires: 7-30-05

Notary Public

DOLLY T. PEAY
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

Commission Expires:_____

_____
Notary Public