FILE NUMBER
2485591

| This Instrument Prepared By: | Owner: | Send Tax Bills To: |
|---|---|---|
| R. W. Hardison, Attorney at Law<br>506 N. High Street<br>Post Office Box 1967<br>Columbia, TN 38401 | Zeke Swindle<br>P.O. Box 267<br>Lawrenceburg, Tennessee 38464 | (same as owner) |

Davidson County DEEDWARR
Recvd: 09/28/04 09:31 2pgs
Fees:13.00 Taxes:103.23

20040928-0116497

# GENERAL WARRANTY DEED

This indenture is made and entered into this 24th day of September, 2004 between Matt Ward (hereinafter referred to as "GRANTOR") and Zeke Swindle (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 65 and Lot 67 of the Pine Ridge Planned Unit Development, Section 4 as shown by a map of record in Plat Book 9700 at page 178 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING a portion of the same property conveyed to Matt Ward by instrument of record in Book 9981 at page 699 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 060.11-0A-041.00 (Lot 65) & 55.00 (Lot 67)

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Matt Ward

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Matt Ward, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 24th day of September, 2004.

K. BRIAN HAY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires NOV 19,2007

NOTARY PUBLIC
Commission Expires: 11/19/07

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $27,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 23rd DAY OF September, 2004.

*SEAL*

NOTARY PUBLIC
COMMISSION EXPIRES: 11/19/07

K. BRIAN HAY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires NOV. 19,2007