FILE NUMBER
248489 (2)

(2)

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

GENERAL WARRANTY DEED

This indenture is made and entered into this 12th day of November, 2004 between Mickey Kelton and wife Myrna K. Kelton AND Edna C. Pelham (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 79 of the Battery Crest Subdivision, Section 2 as shown by a map of record in Plat Book 2900 at page 132 in the Davidson County, Tennessee Register of Deeds office.

Said Lot No. 79 fronts 79.8 feet on the northerly side of Harding Place and extends back 438.04 feet on the easterly line and 452.75 feet on the westerly line to a dead line in the rear, measuring 68.27 feet thereon.

BEING the same property conveyed to Mickey Kelton and wife Myrna K. Kelton by instrument of record in Instrument No. 20020812-0096834 in the Davidson County, Tennessee Register of Deeds office. Said property was subject to life estate reserved by Edna C. Pelham in the same said instrument.

Tax Parcel # 147.02-0-167.00

The above-described property is the same property contained in the prior deed and no new survey is available.

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.

Davidson County DEEDWARR
Recvd: 11/17/04 09:38 2pgs
Fees:13.00 Taxes:425.50
20041117-0137876

Enda C. Pelham joins in the execution of this instrument for the purpose of conveying her interest, life estate or otherwise, in the above-described tract or parcel of land.

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

Mickey Kelton

Myrna K. Kelton

Enda C. Pelham
BY: Mickey Kelton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Mickey Kelton and wife Myrna K. Kelton, 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 Brentwood, Tennessee this 12th day of November, 2004.

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

NOTARY PUBLIC
Commission Expires: 2-20-2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Mickey Kelton, as attorney-in-fact for Enda C. Pelham, 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 Brentwood, Tennessee this 12th day of November, 2004.

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

NOTARY PUBLIC
Commission Expires: 2-20-2007

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 $115,000.00.

x
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 12th DAY OF November, 2004.

SEAL

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

NOTARY PUBLIC
COMMISSION EXPIRES: 2-20-2007