Davidson County DEEDWARR
Recvd: 12/29/04 10:08 2pgs
Fees:13.00 Taxes:740.00
20041229-0153672

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of December, 2004.

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Frank D. Stanley and Linda G. Stanley
2412 Antioch Pike
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-04-0 006.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald R. Barrett, Jr., Trustee for Kristen Joy Hyman Swaner** hereinafter referred to as Grantor, hereby transfers and conveys to **Frank D. Stanley and wife, Linda G. Stanley** hereinafter referred to as Grantees, their heirs 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 Parcel Six on the Tax Map 162-4 previously recorded in Deed Book 6280, page 801 & 802 according to a survey made by Michael V. Holmes & Associates, inc. (License No. 213), dated November 27, 1989 and more fully described as follows:

Beginning at an iron pin in the North Margin of Antioch Pike (being a 50' Road at the time of said survey); thence continuing North 71 deg 42' 18" West 116.24 feet to a railroad spike; thence leaving said road, North 50 deg 00' 00" East 131 65 feet to a railroad spike; thence South 39 deg 00' 00" East 105.00 feet to an iron pin; thence South 55 deg 03' 53" West 69.00 feet to the point of beginning, containing 10,123 square feet or 0.23 acre more or less.

Being the same property conveyed to Johnny Hubert Hyman, Trustee for Kristen Joy Hyman with full power to sell and encumber without joinder of the beneficiary, of record in Book 8995, page 160 Register's Office for Davidson County, Tennessee. The said Johnny Hubert

Hyman having passed away and Donald R. Barrett, Jr., having been appointed as Substitute Trustee by the beneficiary, Kristen Joy Hyman n/k/a Kristen Joy Hyman Swaner by instrument of record in Instrument No. _____ Register's Office for Davidson County, Tennessee.

20041229-0153671

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Standard Exceptions: (a) Rights or claims of parties in possession not shown by public records. (b) Easements, or claims of easements, not shown by the public records. (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. (d) Any lien, or right of lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. (e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. (f) Restrictions upon the use of the premises not appearing in the chain of title to the land. (g) Taxes for the year(s) 2005 and thereafter, a lien not yet due and payable.

This is improved property known as 2412 Antioch Pike, 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of December, 2004.

_____
Donald R. Barrett, Jr. Trustee

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 Donald R. Barrett, Jr. with whom I am personally acquainted, and who proved himself to be the Trustee of the Trust Agreement referred to herein and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2004.

_____
Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. TENN.

EXPIRES OCTOBER 12, 2008

11974-BB