File #200491546

Davidson County DEEDWARR
Recvd: 01/05/05 10:18 2 pgs
Fees:13.00 Taxes:697.45

20050105-0001727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CAROL R. RIDERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward Swinger and wife, Karen Swinger | Same | Map/Parcel: 183-5--A-165 |
| (NAME) 5213 Catspaw Dr. | (NAME) | |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **KELI J. STEWART, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **EDWARD SWINGER AND WIFE, KAREN SWINGER,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 128, on the Plan of Revision One, Phase Two, Section Five, October Woods, (erroneously referred to as Section 58 in Deed of record in Instrument No. 20000530-0053214 and in Instrument No. 20030416-0050755) as shown by plat appearing of record in Plat Book 9700, Page 439, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Keli J. Stewart and husband, Kevin Meadows by Warranty Deed dated May 25, 2000 of record in Instrument No. 20000530-0053214, and being the same property further conveyed to Keli J. Stewart by Quitclaim Deed dated March 27, 2003 of record in Instrument No. 20030416-0050755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10548, Page 503; By-Laws of record in Book 9840, Page 267; Charter of October Woods Homeowners' Association of record in Book 9840, Page 259; Boundary Plat of record in Book 7900, Page 909; all matters shown on plat of record in Plat Book 9700, Page 439; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 5213 Catspaw Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantor covenants with the said GRANTEES that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds himself/herself, his/her heirs and assigns, 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 30th day of December, 2004.

Keli J. Stewart

STATE OF Tennessee

COUNTY OF Williamson

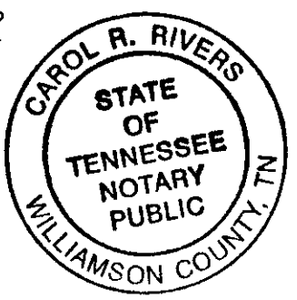
Before me, the undersigned Notary Public, personally appeared Keli J. Stewart, unmarried, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/10/08




(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129