File #200550026

Davidson County DEEDWARR
Recvd: 02/14/05 11:20 2 pgs
Fees:13.00 Taxes:721.50
20050214-0016449

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Jami D. Golden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2005.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jami D. Golden	SunTrust Mortgage, Inc.	Map 87-09-O
(NAME) 4925 Seiner Court	(NAME) P.O. Box 57028	Parcel 102.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHAD E. SWIGER, A MARRIED MAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JAMI D. GOLDEN, AN UNMARRIED MAN**, hereinafter called the GRANTEE, his 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. 47, on the Final Plat of New Hope Estates, Phase Two, as shown by plat appearing of record in Plat Book 9700, Page 101, 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 Chad E. Swiger by Warranty Deed dated August 7, 1998 of record in Book 11064, Page 523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Deed to Metropolitan Government of Nashville and Davidson County, Tennessee for sewer easement of record in Book 10208, page 744; Agreement for Dedication of Easement for Storm Sewers and Sanitary Sewers of record in Book 6909, Page 840; Easement of record in Book 7216, Page 477, as corrected in Book 8111, Page 562; Easement of record in Book 8111, Page 567; Sanitary Sewer Easement as referenced in Book 9550, Page 330; all matters shown on plat of record in Plat Book 9700, Page 101; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Sandy Swiger spouse of Chad E. Swiger, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 4925 Seiner Court, Hermitage, TN 37076
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he 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 Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11th day of February, 2005.

Chad E. Swiger

~~Sandy~~ Swiger Sandra SS

STATE OF Tennessee

COUNTY OF Davidson

KUD

Before me, the undersigned Notary Public, personally appeared Chad E. Swiger and ~~Sandy~~ Sandra Swiger who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of February, 2005.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076