Davidson County DEEDWARR
Recvd: 02/22/05 14:35 1 pgs
Fees:13.00 Taxes:621.60

20050222-0019259

WARRANTY DEED

BW-20050022

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF February, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lori E. Whitehurst, an unmarried woman	Realty Mortgage Corporation	171-03-0-B-305.00
601 Old Hickory Blvd #122	215 Katherine Drive	
Brentwood, TN 37027	Flowood, MS 39232	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN SWIFT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LORI E. WHITEHURST, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No 67, a condominium of Townhomes of Fredericksburg, Phase 2, Section 7 of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Swift, unmarried from M. Elizabeth Woodard, unmarried by Warranty Deed dated August 30, 2002 and recorded September 11, 2002 in Instrument #20020911-0110298, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 601 Old Hickory Blvd, #122, Brentwood, Tennessee 37027 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 15th day of February, 2005 :

John Swift

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named JOHN SWIFT, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 15th day of February, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN