Davidson County DEEDWARR
Recvd: 03/09/05 10:02 3 pg
Fees:17.00 Taxes:0.00

20050309-0026062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 2-20-2001
(AFFIX SEAL)

TCB-NMI-99-991

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

837 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
1 Franklin Rd., Suite 150, Brentwood, TN 37027
2 Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Swagler	Norwest Mortgage, Inc.	165-13-A-125
(NAME)	(NAME)	
3912 Pepperwood Drive	P. O. Box 780	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee	Waterloo, Iowa 50704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James M.McGhee and wife, Tricia McGhee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel M. Swagler and Richard D. Stinnet

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:

Being Lot No. 463 on the Plan of Peppertree Forest, Section 10, as of record in Plat Book 7900, Page 938, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. McGhee and wife Tricia K. McGhee by deed from Richard P. Sims of record in Deed Book 9813, page 480, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8757, page 607, amended in Book 9004, page 801, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801, and Book 9664, page 162. By-Laws of record in Book 8757,page 623, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James H. McGhee and wife Tricia K. McGhee to Richard P. Sims, Trustee(s) forTennessee Mortgage Corporation, with an approximate unpaid balance of$85,264.69, of record in Trust Book 9813, page 480, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 3912 Pepperwood Drive, Antioch, Tennessee
(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 we do covenant with the said GRANTEES that we are 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 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 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 hand s this 5th day of March 19 99

James M.McGhee

Tricia McGhee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M.McGhee and wife, Tricia McGhee

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of March, 19 99.

Commission expires 2-20-2001

Susan Jones
Notary Public

Notary Public, Wilson County, Tennessee
My Commission Expires Feb 20, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

JMM
JKM

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

Loan Number 3993383

THE FOLLOWING CLAUSE MUST BE CONTAINED IN THE DEED USED TO TRANSFER TITLE ON THIS PROPERTY

(IF ATTACHED TO THE DEED AS AN EXHIBIT BOTH BUYERS AND SELLERS MUST SIGN DIRECTLY BELOW THE CLAUSE)

Grantees herein, as a part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage (or Deed of Trust) made from **JAMES M MCGHEE** to Norwest Mortgage, Inc., which mortgage is recorded in the office of REGISTERS OF DEEDS , DAVIDSON COUNTY, TENNESSEE, in book 9813 and page 480 and/or Document Number 0107336. And for the same consideration Grantees hereby assume the obligation of **JAMES M MCGHEE** under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

James M. McGhee
JAMES M MCGHEE

DANIEL MICHAEL SWAGLER

RICHARD DEAN STINNETT

State of Tennessee, County of WILLIAMSON
Received for record the 15 day of
MARCH 1999 at 8:05 AM. (REC# 313087)
Recorded in official records
Book 1813 Pages 220- 222
Notebook 61 Page 416
State Tax $ 388.50 Clerks Fee $ 1.00,
Recording $ 14.00, Total $ 403.50.
Register of Deeds SADIE WADE
Deputy Register KRISTIE HOLT