Davidson County DEEDWARR
Recvd: 03/24/05 14:13 2 pgs
Fees:13.00 Taxes:485.81

20050324-0032179

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$131,300.00.**

Affiant

Subscribed and sworn to before me this the 17th day of March, 2005.

Notary Public

My commission expires: 4-9-07

(AFFIX SEAL)

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

File # 43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sandra Mason and Victor Myers	**S A M E**	
3912 Pepperwood Drive		**Map 165-13-0-A**
Antioch, Tennessee 37013		**Parcel 125.00 CO**

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 ACKNOWLEDGE, WE,

Daniel M. Swagler and Richard D. Stinnett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra Mason and Victor Myers
As Joint Tenants with the Right of Survivorship

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, of record in Book 7900, page 938, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel M. Swagler and Richard D. Stinnet by instrument executed March 5, 1999, which is of record as Instrument No. 20050309-0026062 Register's Office for Davidson County, Tennessee, and in Book 1813 page 220, Register's Office for Williamson County, Tennessee. Richard D. Stinnet, Richard D. Stinnett, Richard Stinnett, and Richard Dean Stinnett is one and the same person. Dan Swagler, Daniel M. Swagler and Daniel Michael Swagler is one and the same person.

Debora Stinnett, wife of Richard D. Stinnett, joins herein for sole purpose of conveying whatever right title or interest she might have in the property by virtue of her marriage and for no other purpose.

Jacqueline Swagler, wife of Daniel M. Swagler, joins herein for sole purpose of conveying whatever right title or interest she might have in the property by virtue of her marriage and for no other purpose.

THIS conveyance is subject to any and all matters as shown on the plan of Peppertree Forest, Section 10, of record in Book 7900, page 938, Register's Office, Davidson County, Tennessee;

and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Book 8757 page 607, Book 9004 page 801, Book 9157 page 711, Book 9287 page 698, Book 9455 page 801, Book 9664 page 162, Book 8757 page 623 and Book 7900 page 938, all in said Register's Office.

This is improved (**XXX**) Unimproved (____) property, known as **3912 Pepperwood Drive, Antioch, Tennessee 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 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 convenant 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 my/our hand(s) this 17th day of March, 2005.

Daniel M. Swagler

Jacqueline Swagler

Richard D. Stinnett

Debora Stinnett

by Daniel M. Swagler POA

by Daniel M. Swagler POA

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Daniel M. Swagler and wife, Jacqueline Swagler; and, Richard D. Stinnett and wife, Debora Stinnett,** the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

Witness my hand, at office, this **17th** day of **March, 2005**.

Notary Public

My Commission Expires: 4-9-06

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 Daniel M. Swagler, 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 on behalf of Richard D. Stinnett and wife, Debora Stinnett, the bargainors, under duly recorded Power of Attorney, as the free act and deed of the said Richard D. Stinnett and wife, Debora Stinnett by signing the name by Daniel M. Swagler, Attorney in Fact. Witness my hand and official seal at office in Nashville, Tennessee, this 17th day of March, 2005.

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

My Commission Expires: 4-9-06

Notary Public