PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Reginald Weakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hattie Driver	New Owner	Map 150
3285 Towne Village Rd.		Group 07-0
Antioch, TN 37013		Parcel 366.00

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, we

Barbara Smiley Swindell, f/k/a Barbara Smiley and husband, Jerry Swindell, and Reginald Weakley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Hattie Driver, An Unmarried Woman
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 Lot No. 331 on the Plan of Towne Village of the Country, Sec. Four-A, of record in Plat Book 6250, Page 20 and 21, said Register's Office.

Said Lot No. 331 fronts a total of 60.33 feet on the easterly side of Towne Village Road and fronts 77.41 feet on the southerly side of Season Drive, said frontage being joined by a curve which measures 35.50 feet and runs back 100.00 feet on the southerly line and 103.25 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Barbara Smiley, unmarried and Reginald Weakley, unmarried by deed from C. Wayne Musselwhite, married, of record in Instrument 20001206-0119939, dated November 27, 2000, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6304, Page 985, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 20 and 21; and (3) Dedication of Easement for Sanitary Sewer and Storm Drain to Metro. Government of record in Book 5263, Page 793, Page 796, Page 799, Page 802, Page 805, Page 808, Page 811, and Page 814, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3285 Towne Village Rd., Antioch, TN 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, 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 hands this 20th day of June, 2005.

Barbara Smiley Swindell
Barbara Smiley Swindell

Reginald Weakley
Reginald Weakley

Jerry Swindell
Jerry Swindell

Davidson County DEEDWARR
Recvd: 06/24/05 13:49 2 pgs
Fees:13.00 Taxes:480.63
20050624-0072996

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 Barbara Smiley Swindell, Reginald Weakley, and Jerry Swindell, 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 Nashville, Tennessee, this 22nd day of June, 2005.

My Commission Expires: 1-27-07

Notary Public

