This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 5948-35

ADDRESS NEW OWNER:
Susan K. Leachman
4620 Woodview Circle
Old Hickory, Tennessee 37138

Davidson County DEEDWARR
Recvd: 07/31/06 13:03 2 pgs
Fees:13.00 Taxes:299.70
20060731-0092356

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
763 Market Street
Chattanooga, TN 37402

MAP **64.04**
GROUP
PARCEL **107.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacqulyn J. Swope and husband, Michael D. Swope** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Susan K. Leachman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 35 on the Zone Lot Division of Lot 35 on the Plan of Lake Country, as of record in Plat Book 5800, page 387, amending Plat Book 5200, page 493, 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 Jacqulyn J. Swope and husband, Michael D. Swope by deed from Wanda B. Derryberry dated June 14, 2002, of record in Instrument No. 20020617-0072937, Register's Office for Davidson County, Tennessee.

This is improved property known as 4620 Woodview Circle, Old Hickory, Tennessee 37138. Possession is to be given on July 27, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

FILE BOX 45

WITNESS our hands this the 27th day of July, 2006.

Jacqulyn J. Swope

Michael D. Swope

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jacqulyn J. Swope and husband, Michael D. Swope**, the bargainors, 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 office this 27th day of July, 2006.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11.27.06

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $81,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2006.

NOTARY PUBLIC

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/07

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