20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

DARRIS B. LEWINSKY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Davidson County DEEDWARR
Recvd: 09/19/06 10:27 3 pgs
Fees:18.00 Taxes:444.00

20060919-0115761

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Swafford	USAA Federal Savings Bank	MAP 33-04
(NAME)	(NAME)	
103 Draper Drive	10750 McDermott Freeway	PARCEL 23.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio, TX 78288	
(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, Patsy W. Nixon and Peggy W. Alley and Vickie W. Slate and Fred T. Wheeler, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Swafford and wife, Rowena M. Swafford

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. 27 on the Map of Goodlettsville Heights, Section III, as of record in Book 1935, page 98, Register's Office for said County.

Said Lot No. 27 fronts 80 feet on the southwesterly side of Draper Drive and runs back between lines, 326.3 feet on the southeasterly line and 270.7 feet on the westerly line, to a dead line which is a broken line, on which it measures 156.5 feet.

Included in the above description but excluded herefrom is that portion of Lot 27 conveyed to Trustees of Goodlettsville Pentecostal Church in Book 5056, page 414 Register's Office for Davidson County, Tennessee, and described as follows:

Land in the the Tenth Civil District of Davidson County, Tennessee, being the southwest portion of Lot No. 27 on the unrecorded resubdivision of Lots 27 and 30 of Goodlettsville Heights Subdivision, Section III, of record in Plat Book 1835, page 98, Register's Office for said County.

Said southwest portion of Lot No. 27 begins at a point 230.70 feet southwest

CONTINUED

unimproved ( )
This is improved (X) property, known as 103 Draper Drive, Goodlettsville, TN 37072
(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 13th day of September, 2006

Patsy W. Nixon

Vickie W. Slate
By: Vickie W. Slate, Patsy W. Nixon
Patsy Nixon, Attorney-in-fact

Peggy W. Alley

Fred T. Wheeler, Jr.

LEGAL DESCRIPTION CONTINUATION

of the southwest margin of Draper Drives, said point being on the northerly line of Lot No. 27; thence along a broker line 157.6 feet to a point in the southerly line of Lot No. 27, being 301.30 feet from the southwest margin of Draper Drive; thence 25 feet to a point in the rear line, which is a broken line, of Lot No. 27; thence along said line 156.5 feet to a point being on the northerly line of Lot No. 27; thence 40 feet to the point of beginning.

Being the same property conveyed to Patsy W. Nixon, Peggy W. Alley, Vickie W. Slate and Fred T. Wheeler, Jr. as tenants in common by Quitclaim Deed from Margaret Wheeler dated August 26, 1997 and filed for record in Book 10591, page 700 Register's Office for Davidson County, Tennessee. Having previously been conveyed to Fred T. Wheeler and wife, Margaret Wheeler by Warranty Deed from A.J. Coleman and wife, Edith Coleman September 3, 1957 and filed for record in Book 2695, page 543 said Register's Office. Fred T. Wheeler died intestate on February 13, 1993.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record. Also subject to a Driveway Easement of record in Book 7413, Page 96, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Patsy Nixon executes this instrument as Attorney-In-Fact on behalf of Vickie W. Slate pursuant to the Specific Power of Attorney which is of record by Instrument No. 20060919-0115760 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of September, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patsy Nixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vickie W. Slate as her Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Vickie W. Slate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 13th day of September, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Patsy W. Nixon, Peggy W. Alley and Fred T. Wheeler, Jr., 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 Goodlettsville, Tennessee, this the 13th day of September, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON