Davidson County DEEDWARR
Recvd: 08/24/07 13:54 2 pgs
Fees:13.00 Taxes:629.00

20070824-0101728

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2007.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garret Swayne 7348 Owensmouth Avenue Canoga Park , CA 91303	New Owner	Map 43.04 Parcel 56

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,

Jackie J. D. Ferguson, unmarried, by and through Valerie Duarte-Ferguson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Garret Swayne, unmarried

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:

BEGINNING AT A CONCRETE MONUMENT SITUATED IN THE NORTH MARGIN OF KEATON AVENUE. SAID MONUMENT BEING LOCATED 190.63 FEET EAST OF THE CENTER LINE OF HILLER DRIVE; THENCE EASTERLY ALONG THE NORTH MARGIN OF KEATON AVENUE, NORTH 46 DEGREES AND 25 MINUTES WEST FOR A DISTANCE OF 100 FEET TO AN IRON PIN; THENCE EXTENDING BACK IN A NORTHERLY DIRECTION BETWEEN TWO PARALLEL LINES FOR A DISTANCE OF 436 FEET TO A DEAD LINE IN THE REAR MEASURING 100 FEET THEREON. ALL DESCRIBED IN A BOUNDARY SURVEY MADE BY RICHARD B. OMOHUNDRO, ENGINEER, DATED AUGUST 4, 1966.

BEING THE SAME PROPERTY CONVEYED TO JACKIE J.D. FERGUSON, UNMARRIED, VALERIE DUARTE-FERGUSON, UNMARRIED AND ELENA FERGUSON-LARSON, UNMARRIED BY QUITCLAIM DEED FROM JACKIE J. D. FERGUSON, DATED DECEMBER 28, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20051228-0155688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN JACKIE J. D. FERGUSON BY QUITCLAIM DEEDS FROM VALERIE DUARTE-FERGUSON AND ELENA FERGUSON-LARSON BOTH BEING RECORDED SIMULTANEOUSLY HEREWITH. 20070824-0101725 20070824-0101726

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Book 8500, Page 807, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **509 Keeton Avenue, Old Hickory, TN 37138**
(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 17 day of August, 2007.

Jackie J. D. Ferguson by Valerie Duarte-Ferguson, Atty in Fact

Jackie J. D. Ferguson by Valerie Duarte-Ferguson, Attorney in Fact

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valerie Duarte-Ferguson, Attorney-in-Fact for Jackie J. D. Ferguson, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Jackie J. D. Ferguson for the purposes therein contained.

WITNESS my hand and official seal this 17 day of August, 2007

A Anastasia Walker
NOTARY PUBLIC

My Commission Expires: May 6, 2009

A. ANASTASIA WALKER
Comm. # 1576418
NOTARY PUBLIC - CALIFORNIA
Sacramento County
My Comm. Expires May 6, 2009

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076