WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Carl E Swaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(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:
Carl E. Swaney, Jr.	NEW OWNER	Parcel ID:
530 Battle Road		04216012800
Antioch, TN 37013		

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

Thomas J. Midgett, Devisee and David W. Midgett, Devisee of the Estate of L. Wayne Midgett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carl E. Swaney, Jr. and wife, Tina L. Bonds-Swaney

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. 27, on the Plan of Blair Heights, Section IV, of record in Plat Book 2331, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to L. Wayne Midgett, unmarried, by deed from Randall F. Vance and wife, Ruth F. Vance, of record in Book 8833, Page 884, Register's Office for said County, dated December 30, 1992. The said L. Wayne Midgett died and devised the property by Will to David W. Midgett and Thomas J. Midgett. See Will of record in File No. 06P-1289 in Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2447, Page 291, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 60, said Register's Office.

Power of Attorney of record in Instrument 20071206-0141327, 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 203 Donna Drive, Madison, TN 37115

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 5th day of December, 2007.

Davidson County DEEDWARR
Recvd: 12/06/07 11:25 2 pgs
Fees:13.00 Taxes:449.55
20071206-0141328

ESTATE OF L. WAYNE MIDGETT

BY: _____
Thomas J. Midgett, Devisee

BY: _____ BY Thomas J. Midgett
David W. Midgett, Devisee
aif

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 Thomas J. Midgett, Devisee of the Estate of L. Wayne Midgett, with whom I am personally acquainted (or 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.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2007.

My Commission Expires: 3/7/11

Notary Public

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, Thomas J. Midgett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of David W. Midgett, Devisee of the Estate of L. Wayne Midgett as his/her/their Attorney in Fact as the free act and deed of the within named David W. Midgett, Devisee of the Estate of L. Wayne Midgett.
Witness my hand and official seal at Nashville, Tennessee the 5th day of December, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.