WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/08 08:25 2 pgs
Fees:13.00 Taxes:260.85

20080425-0042134

State of Tennessee
County of Davidson

BOX 14A
3925-1

The actual consideration or value, whichever is greater, for this transfer is **$70,500.00.**

Marion Mark Swinney III
Affiant

Subscribed and sworn to before me, this the 21st day of April, 2008.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marion Mark Swinney, III **Mignon S. Swinney**	**"New Owners"**	**160-10-0-008.00**
Via Podiani 12		
06121 Perugia, Italy		

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,

John Hughes and wife, Kathy Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marion Mark Swinney, III and wife, Mignon S. Swinney

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. 6 on the Plan of First Revision of Deer Run Subdivision, as of record in Plat Book 9700, Page 778, 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 John Hughes and wife, Kathy Hughes, by Warranty Deed from Paul G. Cressend and wife, Dianne M. Cressend, of record in Instrument No. 20060526-0062583, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 11234, Page 309, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s)herein.

THIS Instrument has been prepared by the firm of John T. Cook, P.C., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (X) unimproved (____) property, known as: **816 Deer Crossing, Nashville, TN 37220**

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 21st day of April, 2008.

John Hughes

Kathy Hughes

Kathy Hughes

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 **John Hughes and Kathy Hughes,** 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 Nashville, Tennessee, this **21st** day of **April, 2008.**

Notary Public

My Commission Expires: 10/17/09

