03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Rachelle Caudill
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 22nd day of April, 2009.

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-0903-35847

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael G. Swezey	Regions Bank dba Regions Mortgage	21-00-0-337
155 Babb Drive	2050 Parkway Office Circle RCN 6	
Joelton TN 37080	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anna Davis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael G. Swezey, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Attached Exhibit "A"

Being the same property conveyed to Anna Davis by deed from Mary Lynn Patton, a single person, dated August 26, 2003, recorded September 18, 2003, of record in Instrument No. 20030918-0138362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 155 Babb Drive, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090027488 DEEDWARR
Recvd: 04/27/09 14:49 3 pgs
Fees:18.00 Taxes:795.50
20090427-0037840

WITNESS my hand this 22nd day of April, 2009.

Anna Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anna Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of April, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 10 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, Surveyor, #823, and known as Job No. 80-247; and described according to a survey made by John Kohl and Company, dated 11/2/93 and 11/17/95, License No. 100, whose address is 400 7th Ave S., Nashville, TN 37203, as follows:

Said Lot No. 10 begins at a point in the center of a privately maintained road at the common boundary between lots 9 and 10; thence S. 10 deg. 27' 02" E. 528.87 feet along said common boundary to a point in the southerly boundary of said tract; thence northeasterly along the southerly boundary N. 82 deg. 35' 38" E. 76.85 feet to a point; thence N. 22 deg. 40' 42" E. 111.95 feet to a point; thence S. 87 deg. 25' 52" E. 81.00 feet to a point; thence N. 03 deg. 40' 52" W. 83.00 feet; thence N. 70 deg. 49' 08" E. 12.01 feet to a point; thence S. 03 deg. 40' 52" E. 100.00 feet to a point; thence N. 23 deg. 16' 03" S. 563.53 feet to a point at the common boundary between Lots 10 and 11; thence northwesterly along said common boundary N. 52 deg. 29' 44" W. 259.13 feet to a point at the common boundary between Lots 10 and 11 located in the center of a privately maintained road; thence southwesterly along the center of said road S. 37 deg. 30' 16" W. 185.46 feet to a point; thence S. 63 deg. 46' 56" W. 237.18 feet to the point of beginning, containing 5.16 acres, more or less.

Together with an Agreement for Dedication of Easement for Roadway, Public Utility and Anchor of record in Book 6818, Page 856, said Register's Office and an Agreement to maintain private roadway of record in Book 6697, Page 795, said Register's Office.