Address New Owners:
Kent Swenumson
1452 Pawnee Trail
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20100024221 DEEDWARR
Recvd: 04/23/10 11:08 2 pgs
Fees:13.00 Taxes:296.00
20100423-0030774

Map Parcel No:
62-2-129

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged

Chan McCullough

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

Kent Swenumson

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey made by Harvey Gee, October 12, 1951, as follows:
Beginning on the westerly margin of Pawnee Trail at the southeast corner of the property conveyed to Vernon M. Mayhugh and wife, by deed from Charles U. Coggin, Trustee, of record in Book 2093, page 188, Register's Office for said County: thence with the westerly margin of said Trail around a slight curve having a radius of 926 feet, southeastwardly 100 feet to the northeast corner of the property conveyed to F. W. Ashburn and wife, by deed from Charles U. Coggin, Trustee of record in Book 2041, page 244, said Register's Office; thence with said Ashburn's northern boundary line, south 57 deg. 58 min. west 150 feet, northwestwardly 83.8 feet to said Mayhugh's southwest corner; thence with said Mayhugh's southern boundary line, north 51 deg. 48 min east 150 feet to the beginning.

Being the same property conveyed to Chan McCullough by Deed from the Estate of Hazel Dodrill of record instrument #20060310-0028196, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1452 Pawnee Trail, Madison TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 20th day of April, 2010.

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of April 2010.

Commission expires 3/10/12 Notary Public _____

JEFFREY I BUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/10/2012

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $80,000

_____
AFFIANT

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to me this 20th day of April, 2010.

Commission expires 1/7/2013 Notary Public _____

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204