BILL GARRETT, Davidson County
Trans:T20110032163 DEEDWARR
Recvd: 05/31/11 13:58 2 pgs
Fees:13.00 Taxes:129.50
20110531-0041337

This Instrument Was Prepared Upon Information Furnished By The Parties By:
Deanna D. Johnson, Attorney-at-Law, 210 East Public Square, Smithville, TN 37166

Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP 082080 PARCEL 37.00
DATE_____TAX YEAR_____

_____ ASSESSOR.

Name and Address of Persons responsible for taxes: New Owner:
Masonhope Company, LLC
1420 Carmack Lane
Spring Hill, TN 37174

JAMES B. SWEARINGEN, ET UX.

TO WARRANTY DEED

MASONHOPE COMPANY, LLC

STATE OF TENNESSEE
COUNTY OF DeKALB

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 35,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me on this the 20 day of May, 2011.

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

_____
Notary Public or Register of Deeds

My Commission Expires: 5/28/12

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, WE, JAMES B. SWEARINGEN and MARTHA J. SWEARINGEN, have this day bargained and sold, and does hereby transfer and convey, unto MASONHOPE COMPANY, LLC, it's heirs and assigns, certain lands situated in the Davidson DeKalb County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 3 of Block E on the Map of E.T. Brown's Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County.
>
> Said Lot No. 3 front 50 feet on the south side of Chicamauga Avenue, and runs back between parallel lines 150 feet to an alley
>
> Being the same property convey to James B. Swearingen and Martha J. Swearingen by Order of Default and Quieting Title from Harry Lee Shearer, Kathy L. Shearer and Margaret J. Shearer, of record in Instrument Number 201104060026622, said Register's Office.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said MASONHOPE COMPANY, LLC, it's heirs and assigns forever

The grantors covenants that they are lawfully seized and possessed of said lands; that they have a good and lawful right to sell, transfer and convey the same; that said lands are unencumbered; and that grantors do forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 20 day of May, 2011.

JAMES B. SWEARINGEN

MARTHA J. SWEARINGEN

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantor, JAMES B. SWEARINGEN and MARTHA J. SWEARINGEN, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Franklin, Tennessee, on this the 20 day of May, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/12

DEANNA DAWN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY