BILL GARRETT, Davidson County
Trans:T20130079453 DEEDQC
Recvd: 09/13/13 08:52 2 pgs
Fees:12.00 Taxes:0.00
20130913-0096617

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Delma Leslie Swezea	176 Happy Valley Rd.	007 00 0 007.00
176 Happy Valley Rd.	Goodlettsville, TN 37072	
Goodlettsville, TN 37072		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Delma Leslie Swezea, widow, hereinafter referred to as the "GRANTOR" and Delma Leslie Swezea, widow, and Kenneth Wayne Swezea, unmarried, as joint tenants with rights of survivorship, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Delma Leslie Swezea, widow has this day quitclaimed unto Delma Leslie Swezea, widow, and Kenneth Wayne Swezea, unmarried, as joint tenants with rights of survivorship any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a concrete post on the west bank of Mansco's creek, and running thence north 85 1/2° west 59.12 poles to a concrete post on the west bank of another branch of Mansco's creek; thence north 26° west 22.40 poles to hackberry and cedar on the west side of said creek; thence north 32° west 11.75 poles to a concrete post near a large sycamore; thence south 60° east 8.76 poles to concrete post near a large beech; thence south 43° east 22.80 poles to concrete post; thence south 87 1/2° east 14 poles to a concrete post; thence south 80-3/4° east 16.80 poles to concrete post, and continuing on to center of road 17.40 poles in all; thence north 16° east 13.28 poles to center of said road, 8 feet from a concrete post on north side of said road; thence north 56-1/2° east 7.19 poles to center of creek, 12 feet from concrete post; thence south 17° east 29 poles to the point of beginning, containing 5.60 acres more or less, as conveyed to the Insured by deed of record in Book 3097, page 334, Register's Office for Davidson County, Tennessee. Together with the right-of-way granted to H. M. Capps and wife, by deed from J. D. Greer and wife.

Being the same property conveyed to Kenneth C. Swezea and wife, Delma Leslie Swezea by deed dated 6/23/1960 and filed of record in Book 3097, Page 334, said Register's Office. **

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**The said Kenneth C. Swezea having since died.

In Witness Whereof, the undersigned has hereunto set his hand on this the 11th day of September, 2013.

Delma L Swezea

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Delma Leslie Swezea with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 11th day of September, 2013.

Notary Public

Commission Expiration 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

State of Tennessee
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 11th day of September, 2013.

My commission expires: 8-20-14

Notary public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014