BOOK 11723 PAGE 237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOX 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,500.00

Karen J. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 99

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen J. Martin	American First Mortgage, LLC	MAP 63-16A
(NAME)	(NAME)	
1673 Aaronwood Drive	4290 Bells Ferry Road, Suite 152	PARCEL 81
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James Colonel McClain, Jr. and wife, Crystal Garrett McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen J. Martin, unmarried

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. 120 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445 and by an Amendment to Change Name of record in Book 8181, page 112, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Colonel McClain, Jr. and wife, Crystal Garrett McClain by deed from Fox Ridge Homes, Inc. of record in Book 8923, page 803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

06520S8

RECEIVED FOR RECORD
99OCT29 PM 3:38
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 1673 Aaronwood Drive, Old Hickory, TN 37138 unimproved ( )
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 19th day of October 19 99

James Colonel McClain, Jr.

Crystal Garrett McClain

$433.55

STATE OF Georgia
COUNTY OF Cobb

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Colonel McClain, Jr. and wife, Crystal Garrett McClain

the bargainor s, 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 Kennesaw Georgia, ~~Tennessee~~, this 19th day of October 1999.

Commission expires May 21, 2001

Annie Mae Lee
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

Warranty Deed from James Colonel McClain, Jr. and wife, Crystal Garrett McClain, to.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11723 PAGE 239

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0652058

REFERENCE

99 OCT 29 PM 3:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
111500.00
CON TX 412.55
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 423.55
CHECK 423.55

10/29/99 01 15:42 0001 5653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533414