WARRANTY DEED

Return to:
RESIDENTIAL TITLE
& ESCROW CORP.
599 W. Sam Ridley Pkwy #107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,000.00
James A. McClain Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF December, 1999
Melissa M Bloom
Notary Public
MY COMMISSION EXPIRES: 03-17-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. McClain, Jr.	Franklin American Mortgage Co.	MAP 150-11
(NAME)	(NAME)	
3317 ~~Township~~ Towneship Road	501 Corporate Centre Dr., Suite 400	PARCEL 146
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	2DX5892
(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, Kelly Campbell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. McClain, Jr. and wife, Janis R. McClain

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. 207 on the Plan of Town Village of the Country, Section 3, as of record in Book 5200, page 268, and 269, Register's Office for Davdison County, Tennessee.

Said Lot No. 207 fronts 65.22 feet on the northeasterly margin of ~~Township~~ Towneship Road and extends back 110 feet on the northeasterly line and 150.05 feet on the southwesterly line to a dead line in the rear measuring 76.53 feet thereon.

Being the same property conveyed to Kelly Campbell by deed from Jesse Belser of record in Book 8946, page 587, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5635, page 545, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 268-269, said Register's Office.

The legal description is the same as the previous deed of record.

Instr:200001060001810 Page: 1 OF 2
REC'D FOR REC 01/06/2000 10:16:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $377.40

unimproved ( )
This is improved (X) property, known as 3317 ~~Township~~ Towneship Road, Antioch, TN 37013
(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 my hand this 22nd day of December, 1999

Kelly Campbell
Kelly Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Campbell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1999.

Commission expires 12-22-99

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 _____, _____.

My commission expires _____

Notary Public