40-A

# WARRANTY DEED

Instr:200003270030743 Page: 1 OF 2
REC'D FOR REC 03/27/2000 3:51:42PM
RECORD FEE: $12.57
M. TAX: $0.00 T. TAX: $353.35

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 26, 2003

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher Carney (NAME) | CTX Mortgage Company (NAME) | MAP 059-10-0 |
| 3005 Lytle Drive (ADDRESS) | P. O. Box 199077 (ADDRESS) | PARCEL 126 |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | Dallas, TX 75219-9077 (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, American Consulting Corporation, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Carney and wife, Tabitha Carney and Ernest Baugh, Sr. and wife, Pauline V. Baugh

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. 61 on the Plan of Haynes Estates, Section Two, as of record in Plat Book 4175, page 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to American Consulting Corporation by deed from Julian W. Blackshear, Jr., Substitute Trustee, of record in Book 11628, page 903, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved ( X ) property, known as 3005 Lytle Drive, Nashville, TN 37218
(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 24th day of March, 2000

American Consulting Corporation
By: Dale Hire, Pres.
Dale Hire, President

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dale Hire with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the American Consulting Corporation the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dale Hire as such President

Witness my hand and official seal at office at Nashville, Tennessee this 24th day of March, 2000.

My commission expires 7/26/2003

_____
Notary Public

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003