This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

Instr:20000501004244B Page: 1 OF 2
REC'D FOR REC 05/01/2000 8:28:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $310.80

ADDRESS NEW OWNER:
Carrie Schreiner
110 Butleigh Court
Goodlettsville, Tennessee 37073

SEND TAX BILL TO:
Owner

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 180
Brentwood, TN 37027

MAP **26-6**
GROUP
PARCEL **21.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Channco, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Carrie Schreiner, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Windsor Green, Phase 1, Section 1, of record in Book 6250, page 31, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.
>
> Being the same property conveyed to Channco, Inc. by deed from Trustee's Deed of record in Instrument No. 199912220306249, Register's Office for Davidson County, Tennessee, and being corrected by Trustee's Deed of record in Instrument No. 20004240040197, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 110 Butleigh Court, Goodlettsville, Tennessee 37073.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE,her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 27th day of April, 2000.

Channco, Inc.

By:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared ANN WRIGHT with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged him/herself to be President of **Channco, Inc.**, the within named bargainor, a corporation, and that he/she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 27th day of April, 2000.

Ann F. Curtis
NOTARY PUBLIC

My Commission Expires: 11/28/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $84,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2000.

Ann F. Curtis
NOTARY PUBLIC

My Commission Expires: 11/28/2001