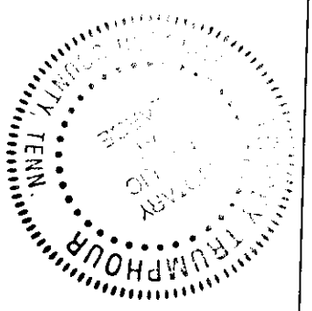
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Mark P. Nowak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

Instr:200006070056708 Page: 1 OF 2
REC'D FOR REC 06/07/2000 8:38:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $338.55

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark P. Nowak	AMS FInancial, Inc.	Map 53-16
(NAME) 101 Clifton Court	(NAME) 920 First Street, Suite 204	Group 99
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Benicia, CA 94510	Parcel 01
(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,

CAROL A. AKERS AND ALTON J. AGEE

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK P. NOWAK, MARRIED

, 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:

BEING Lot No. 1 on the Plan of Clifton Place, as shown by plat of record in Plat Book 2854, page 86, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alton Rex Agee and wife Keeble Frances Agee, by deed from G.L. Ferrell and wife Pauline S. Ferrell of record in Deed Book 3764, Page 379, Register's Office for said County.

The said Alton Rex Agee and wife Keeble Frances Agee having since deceased, said Keeble Frances Agee having passed away after death of Alton Rex Agee. Keeble Frances Agee leaving said property to Alton Junior Agee aka Alton J. Agee and Carol Ann Agee Akers aka Carol A. Akers by Probated will of record in Docket Number 98P578, Probate Court of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 101 Clifton Court, Old Hickory, TN 37138
(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/our hand(s) this 10th day of May, 2000.

Carol A. Akers

Carol A. Akers

Alton J. Agee

Alton J. Agee

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alton J. Agee and Carol A. Akers the bargainor ___, 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 this 5/5/2000
My Commission Expires: 3/23/02

Notary Public

NOTARY PUBLIC TENNESSEE TRUSTEE TRUMPHOUR

File Number200004245
RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076