Realty 48A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200006260063383 Page: 1 OF 2
REC'D FOR REC 06/26/2000 2:41:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $377.40

WARRANTY DEED

THIS INDENTURE, made this 14th day of January, 2000 between **SHELLEY L. WALKER , UNMARRIED** of **DAVIDSON** County, Tennessee, First Parties, and

Benjamin M. Kaney and wife, Anita D. Kaney

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Shelley L. Walker, unmarried

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT (NO.) 34 , SECTION 3 , JAMESTOWN ESTATES , OF RECORD IN BOOK 6900 , PAGE 866 , REGISTER'S OFFICE , DAVIDSON COUNTY , TENNESSEE , to which plan reference is hereby made for a more complete description.*

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Shelley L. Walker
SHELLEY L. WALKER

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SHELLEY L. WALKER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of January, 2000.

Notary Public, Fulton County, Georgia
My Commission Expires January 29, 2002

Notary Public
Printed name: Carol A. Rushin

My commission expires:
(NOTARY SEAL)

PROPERTY OWNER:
Benjamin M. Kaney
3633 Lake Towne Drive
Antioch, TN 37013

RESPONSIBLE TAXPAYER:

Franklin American Mortgage Company
501 Corporate Centre Drive, #400
Franklin, TN 37067

CLT#62B-B-1.03
Map & Parcel No: 150-10-0 206.00

~~FULTON~~ GEORGIA - FULTON

STATE OF ~~TENNESSEE~~, ~~DAVIDSON~~ COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 1.00.

Shelley Walk (AFFIANT)

Subscribed and sworn to before me, this 14th day of January 2002.

Notary Public, Fulton County, Georgia
My Commission Expires January 29, 2002

Clara A. Rush
Notary Public
Printed Name Clara A. Rushin

My commission expires _____

GEORGIA, FULTON

STATE OF ~~TENNESSEE~~, DAVIDSON COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 1.00.

Shelley Walk (AFFIANT)

Subscribed and sworn to before me, this 14th day of January 2002.

Notary Public, Fulton County, Georgia
~~My Commission Expires January 29, 2002~~

Clara A. Rush
Notary Public
Printed Name Clara A. Rushin

My commission expires _____

STATE OF TENNESSEE, WILLIAMSON COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $102,000.00

Benjamin Kemp (AFFIANT)

Subscribed and sworn to before me, this 22nd day of June, 2002.

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

Notary Public
Printed Name Elizabeth J. Smith

My commission expires _____

* Being the same property conveyed to Clark L. Walker and wife, Shelley L. Walker by deed from Kenneth Victory d/b/a Kenneth Victory Construction of record in Book 8668, Page 184, Register's Office for Davidson County, Tennessee. Being further conveyed to Shelley L. Walker by Quitclaim Deed from Clark L. Walker of record in Book 10600, Page 268 and Book 11210, Page 874, said Register's Office.