Instr:200007060066784 Page: 1 OF 2
REC'D FOR REC 07/06/2000 8:40:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $388.13

WARRANTY DEED

Preparer's File #PFAFF0246

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2000.

(Affix Seal) Notary Public

My Commission Expires: July 14, 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles William Pfaff and wife Pamela Jane Pfaff	ABN AMRO Mortgage Group, Inc.	147-04-66
3707 Faulkner Dr.	4242 N. Harlem Avenue	
Nashville, TN 37211	Norridge, IL 60706	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CLINTON L. ROYALS AND WIFE VIRGINIA M. ROYALS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHARLES WILLIAM PFAFF AND WIFE PAMELA JANE PFAFF, hereinafter called the Grantee(s), their heirs and assigns, that 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. 111 on the Plan of Hillbrook, Section III, of record in Book 3300, page 84, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clinton L. Royals and wife, Virginia M. Royals by deed from the said C. H. Briley, Jr. Trustee (with full power by deed of record in Book 3181, page 528) of record in Book 3831, page 944, said Register's Office.

Being the same property conveyed to the grantors herein by deed of even date recorded simultaneously herewith.

( ) unimproved
This is (X) improved property know as **3707 Faulkner Dr., Nashville, Tennessee 37211**.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **30th** day of **June, 2000**:

Clinton L. Royals

Clinton L. Royals

Virginia M. Royals

Virginia M. Royals
by POA Fred Royals

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CLINTON L. ROYALS AND WIFE VIRGINIA M. ROYALS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 30th day of June, 2000.

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Williamson

On this 30th day of June, 2000, before me personally appeared Fred Royals, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clinton L. Royals and wife, Virginia M. Royals acknowledged that such person executed the same as the free act and deed of Clinton L. Royals and wife, Virginia M. Royals.

JOHN AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY TN

Notary Public

My Commission Expires: July 16, 2002