THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Instr:200008090079060 Page: 1 OF 2
REC'D FOR REC 08/09/2000 1:35:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $305.25

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Carla L. Johnson 257 Warrior Road Madison, TN 37115	GMAC Mortgage Corporation 100 Witmer Road Horsham, PA 19044-0963	43/15/248 11D 92242

FOR AND IN 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,

Floyd E. Fagan and wife, Ruby Ellen Fagan

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

Carla L. Johnson, unmarried

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 Number 86, on the Plan of Arrowhead Estates, Section II, of record in Plat Book 5050, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Floyd E. Fagan and wife, Ruby Ellen Fagan by Deed of record in Book 10819, Page 750, Register's Office for Davidson, County, Tennessee

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 257 Warrior Road Madison, TN 37115

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 OUR HANDS THIS 27th day of July, 2000

Floyd E. Fagan

Ruby Ellen Fagan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Floyd E. Fagan and wife, Ruby Ellen Fagan

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 27th day of July, 2000

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of July, 2000

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.