WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Richard W Clem Jr.
Affiant

Subscribed and swom to before me, this 31st DAY OF July, 2000.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 12-10-2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DARLENE SHORT — ROBERTSON COUNTY, TENN.

H-GMAC-00-0589

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Clem Jr.	GMAC Mortgage Corporation	
5505 California Ave. (ADDRESS)	6 Cadillac Drive Suite 150 (NAME) (ADDRESS)	91-02-319
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUFUS L. CARTER AND WIFE ELIZABETH CARTER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD W. CLEM JR. UNMARRIED, hereinafter called the Grantees, 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 Lots Nos. 1410 and 1412 of Block 44, Plan No. 2, West Nashville, which is of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the south side of California Avenue and extend back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Rufus L. Carter by deed of record in Book 8483, Page 796, Register's Office for Davidson County, Tennessee.

Elizabeth Carter joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 5505 California Ave., Nashville, Tennessee 37209
(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 31st day of July, 2000.

Rufus L. Carter

Rufus L. Carter

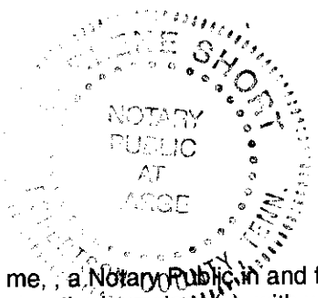
Elizabeth Carter

Elizabeth Carter

Davidson County DEEDWARR
Recvd: 09/05/00 15:06 2pgs
Fees:11.00 Taxes:214.60

20000905-0087600

PICK-UP



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Rufus L. Carter and wife Elizabeth Carter, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2000.

My Commission Expires: 12-10-2003

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of July, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138