Davidson County DEEDWARR
Recvd: 11/28/00 12:47 2pgs
Fees:11.00 Taxes:193.88

20001128-0116675

WARRANTY DEED

Address New Owner as Follows:
Robert C. Arney
231 Harrington Avenue
Madison, TN 37115

SEND TAX BILLS TO:
Bank of America Mortgage
P.O. Box 9000
Getzville, NY 14068-9000

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

MAP AND PARCEL
Map 52-1
Parcel 63-11D-48115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$52,400.00

Robert C. Arney

Affiant

Subscribed and sworn to before me, this the 1st day of November 2000.

Donald R. O'Guin

Donald R. O'Guin, Sr., Notary Public

My Commission Expires:
SEPTEMBER 29, 2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Robert C. Arney and Misty L. Chapman**, (the "Grantees" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, **American Construction & Remodeling Company, Incorporated** (the "Grantor" herein), has this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Robert C. Arney and Misty L. Chapman,** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Crittenden Estates, Block "B", of Record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to American Construction & Remodeling Company, Incorporated, by Trustee's Deed, of record in Instrument 20001024-0105447, Register's office for Davidson County, Tennessee.

THIS conveyance is subject to a first mortgage lien of record in Book 7125, Page 781, Register's Office, Davidson County Tennessee

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 use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF we have hereunto set my hand on this the 1st day of November, 2000.

Julie A. O'Guin, President

Julie A. O'Guin, President
American Construction & Remodeling Company, Incorporated

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DONALD R. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CORPORATE ACKNOWLEDGEMENT

Before me, Donald R. O'Guin, Sr., a Notary Public in and for the State and County aforesaid, personally appeared Julie A. O'Guin, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be President of the American Construction & Remodeling Company, Incorporated, the within named bargainor, a corporation, and that she as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 2000.

Donald R. O'Guin

Donald R. O'Guin, Sr., Notary Public

My commission expires September 29, 2001.