Davidson County DEEDWARR
Recvd: 12/19/00 13:49 1pgs
Fees:11.00 Taxes:351.50

20001219-0124424

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2000.

(Affix Seal) Notary Public

My Commission Expires: July 14, 2002

AUBURN PORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Preparer's File #RANKIN-00K0457

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#:
Robert Lee Rankin	ABN AMRO Mortgage Group, Inc.	150-03-22
3400 Country Hill Road	4242 N. Harlem Avenue	
Antioch, Tennessee 37013	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, ROBERT C. RANKIN AND WIFE, MARGARET E. RANKIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT LEE RANKIN, unmarried, 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. 8, on the Plan of The Country, Section 2, of record in Plat Book 5050, page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert C. Rankin by deed from Ronald F. Hoffman and wife, Lee Ann Hoffman of record in Book 8935, page 75, and further conveyed to create a Tenancy by the entirety to Robert C. Rankin and wife, Margaret E. Rankin of record in Book 9838, page 447, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **3400 Country Hill Road, Antioch, Tennessee 37013**

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 **5th** day of **December**, **2000**:

Robert C. Rankin

Margaret E. Rankin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT C. RANKIN AND MARGARET E. RANKIN, 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 Brentwood, TN, this 5th day of December, 2000.

Notary Public

NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

My Commission Expires: July 14, 2002