WARRANTY DEED

STAMPS-H01107

STATE OF

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,900.00

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/25/01

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

~~THIS INSTRUMENT WAS PREPARED BY:~~

Middle Tennessee Escrow Company, LLC

113 Hazel Path, The Southall Building

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Stamps	America's Wholesale Lender	61-15-61
(NAME)	(NAME)	
1203 McAlpine Ave.	750 Old Hickory Blvd., Ste. 180	
(ADDRESS)	(ADDRESS)	
Nashville TN, 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, BRUCE KEPHART AND SANDRA KEPHART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHARLES E. STAMPS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF , described as follows, to-wit:

Being Lot No. 15 on the Plan of Kennedy & Graves, Plan of Monta Vista of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 Fronts 123.1 feet on the northerly side of McAlpine Avenue, formerly Alpine Avenue, and extends back between parallel lines 388.5 feet to a dead line.

Being the same property conveyed to Bruce Kephart and Sandra Kephart by Deed from Bob R. Taylor filed for record on 07/28/1998, in Book 11038, page 287, said Register's Office.

unimproved ( )

This is improved (X) property, known as 1203 McAlpine Ave., Nashville TN, 37216

(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 16th day of March, 2001.

Bruce Kephart

Sandra Kephart

Davidson County DEEDWARR
Recvd: 03/22/01 14:12 2pgs
Fees:11.00 Taxes:280.83
20010322-0027862

STATE OF

COUNTY OF Davidson

Personally appeared before me, Melissa D. Rogers, a Notary Public in and for said County and State, the within named Bruce Kephart and Sandra Kephart, 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 TN, , this 16th day of March, 2001.

My Commission Expires: 3/25/01

Melissa D. Rogers
Notary Public

MELISSA D. ROGERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF

COUNTY OF Davidson

My Commission Expires MAR

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 16th day of March, 2001.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075