Davidson County DEEDWARR
Recvd: 12/11/01 11:55 2pgs
Fees:13.00 Taxes:429.20

20011211-0136595

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
01TN01909

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2001

Notary Public

MY COMMISSION EXPIRES: 11/17/02

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES HORNES	Mortgage Co. of America	**MAP150**
3929 CALUMET DRIVE	2416 21st Ave S 202	**14A**
ANTIOCH, TN 37013	Nashville, TN 37212	**58.00CO**

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, I,

BENJAMIN STACEY, MARRIED

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

CHARLES HORNES, 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 No. 58 on the Plan of Calumet Phase 3 of record in Plat Book 9700, page 13, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin Stacey by Warranty Deed from Michael Vincent Settle and Jondra Kaye Hipps (now known as Jondra K. Settle), dated 4-10-00, of record in Instrument 20010427-0042539, Register's Office for Davidson County, Tennessee. **THIS IS AN INVESTMENT PROPERTY AND NOT THE RESIDENCE OF TH GRANTOR OR ANY SPOUSE.**

Unimproved ( )
This is improved (X) property known as **3929 CALUMET DRIVE, ANTIOCH, TN 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 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 29th day of NOVEMBER, 2001

BENJAMIN STACEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BENJAMIN STACEY** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 29TH day of NOVEMBER, 2001.

Commission Expires: 11/17/02

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2001.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____

_____
Notary Public