Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0111-60188

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 115,550.00.

Ronald K. Escue 11/30/01
Affiant

Subscribed and sworn to before me, this 30th day of November, 2001.

Angela A. Ramsey
Notary Public
My commission expires: 07/27/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald K. Escue 420 Janette Avenue Goodlettsville, TN 37072	AEGIS Mortgage Corporation dba 5208 West Reno, #255 Oklahoma City, OK 73127	33-12-087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John B. Warner, Jr. and wife, Janice P. Warner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald K. Escue and wife, Monica J. Escue, hereinafter called the Grantees, their successors 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. 44 on the Plan of Gateway, Section I, as of record in Book 3300, Pages 39 and 40, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to John B. Warner, Jr. and wife, Janice K. Warner by deed from Helga Margaret Savage now McKee and husband, Thurman W. McKee of record in Book 5425, page 832, said Register's Office..
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 420 Janette Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of November, 2001.

Davidson County DEEDWARR
Recvd: 12/12/01 09:24 2pgs
Fees:13.00 Taxes:427.54
20011212-0136962

John B. Warner, Jr.

Janice P. Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John B. Warner, Jr. and Janice P. Warner, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in ~~Hendersonville~~ Goodlettsville TN, Tn, this 30th day of November, 2001.

Angela A. Ramsey
Notary Public

My Commission expires 07/27/02

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002