Return To:
Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville TN 37211
615-777-2011

#4223

WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

G-8701-B My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,617.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 2002

Notary Public

MY COMMISSION EXPIRES: 5/28/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Sain (NAME)	America's Wholesale Lender (NAME)	123-86
1831 Bakers Grove Road (ADDRESS)	6400 Legacy Drive (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Patricia A. Oates, Unmarried

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

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, described according to an unrecorded survey by Stanford Assoc., Inc., dated June 9, 1972, as follows:

Beginning at a point in the southerly margin of Bakers Grove Road at the northwest corner of the Smith property; thence with said margin North 56 degrees 07' West 315 feet to an iron pin; thence leaving Bakers Grove Road, South 07 degrees 56' 05" West 835.57 feet to an iron pin; thence South 84 degrees 39' 56" East 276.69 feet to an iron pin; thence North 07 degrees 56' 05" East 685.03 feet to the point of beginning, containing 4.829 acre, more or less and shown as (86) on Plat of Rick Elmore Re-Sub of record in Plat Book 6900, Page 196, said Register's Office.

Being the same property conveyed to William H. Oates and wife Patricia A. Oates, by deed from Stephen R. Elmore, Unmarried of record in Book 8538, Page 806, Register's Office for Davidson County, TN. The said William H. Oates has since deceased in Davidson County, TN.

Davidson County DEEDWARR
Recvd: 10/04/02 16:10 2pgs
Fees:13.00 Taxes:842.18

20021004-0121571

unimproved ( )
This is improved (X) property, known as 1831 Bakers Grove Road, Hermitage, TN 37076
(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 hand this 10th day of September 2002

Patricia A. Oates

Patricia A. Oates

DCTN01WC

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 Patricia A. Oates, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of September, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006