Davidson County DEEDWARR
Recvd: 01/24/03 12:34 2pgs
Fees:13.00 Taxes:218.30

20030124-0010176

WARRANTY DEED

Address New Owner as Follows:
Golden Ray Spears and James Thomas Spears
161 Tusculum Road
Antioch, TN 37013

SEND TAX BILLS TO:
AMC Mortgage Company, Inc.
P.O. Box 148148
Nashville, TN. 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

MAP AND PARCEL
Map 162-06-0
Parcel 112.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$59,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2002.

Donald R. O'Guin, Sr., Notary Public

My Commission Expires:
JULY 30, 2005

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Golden Ray Spears and James Thomas Spears**, (the "Grantees" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, **AMC Mortgage Company, Inc., A Florida Corporation** (the "Grantor" herein), has this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Golden Ray Spears and James Thomas Spears,** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 16 on the Plan of Old Tusculum Road Heights, as of record in Plat Book 4300, Page 45, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

THIS TRANSFER is subject to mortgage liens of record in Book 11037 Page 759 and Instrument 20000531-0053869 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to AMC Mortgage Company, Inc., A Florida Corporation by Trustee's Deed, of record in Instrument 20020128-0011460, Register's Office for Davidson County, Tennessee.

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 use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of November, 2002.

AMC Mortgage Company, Inc.

By Lisa L. O'Guin
Treasurer

DONALD R. O'GUIN, TENN. NOTARY PUBLIC DAVIDSON COUNTY

Dated November 30, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CORPORATE ACKNOLWEDGEMENT

Before me, Donald R. O'Guin, Sr., a Notary Public, of the State and County aforesaid, personally appeared Lisa L. O'Guin, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Treasurer of AMC Mortgage Company, Inc., the within named grantor, a corporation, and that she as such Treasurer being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2002.

Donald R O'Guin

Donald R. O'Guin, Sr., Notary Public

My commission expires July 30, 2005.