THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/09/03 09:54 2pgs
Fees:13.00 Taxes:388.50



20030609-0078955

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Michael D. McClain 2805 New Hope Road Hendersonville, Tn 37075	AEDC Federal Credit Union 1611 N. Jackson St., Tullahoma, TN 37388	51-07-33

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, WE,

Olivia G. Lanier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael D. McClain and wife, Karen C.McClain

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 the 11th Civil District of Davidson County, Tennessee, being Lot No 30 and the north triangular part of Lot No 29 on the Map of Section Four, Pleasant Acres, as of record in Book 2133, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Lanier and wife, Frances D. Lanier, by deed dated August 15, 1968, of record in Book 4260, Page 967, Register's Office for Davidson County, Tennessee. The said Frances D. Lanier died on December 11, 1995 and the said James H. Lanier died on Aril 21, 2001. The property was then vested by devise in the heirs at law of James H. Lanier and thence conveyed to Olivia G. Lanier by Quit Claim Deed, dated May 30, 2001 of record in Instrument No. 20010620-0065387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1109 Saunders Drive Madison, TN 37115

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 6th day of June, 2003

Olivia G. Lanier

Olivia G. Lanier

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Olivia G. Lanier

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 6th day of June, 2003

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $105,000.00

Affiant

Subscribed and sworn to before me this 6th day of June, 2003

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003