This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

Return To:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce B. Karcher and wife, Christine O. Karcher** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Grant B. Stockton and wife, Beverly J. Stockston** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 8th day of August, 2003.

Bruce B. Karcher
Bruce B. Karcher

Christine O Karcher
Christine O. Karcher

Davidson County DEEDWARR
Recvd: 08/26/03 10:55 3pgs
Fees:18.00 Taxes:695.23
20030826-0123844

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Bruce B. Karcher and wife, Christine O. Karcher** , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2003.

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

My Commission expires: 5/22/04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$187,900.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8 day of August, 2003.

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

My Commission Expires: 5.22.04

Map and Parcel: 161-12.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Grant B. Stockton and Beverly J. Stockton
646 McMurray Drive
Nashville, Tennessee 37211

Exhibit A

Land in Davidson County, Tennessee, being Part of Lot No. 4 on the Plan of the division of the land of Josh Rains, Jr., deceased, of record in Minute Book 1, Page 495, County Court of Davidson County, Tennessee, and described according to a copy of a survey made by Z.J. Wilkinson, Surveyor, dated November 20, 1963, as follows:

Beginning at a point in the center of McMurray Drive and an old road; thence north 0 degrees, 36 minutes east along the center line of said road 470.7 feet to an iron pin, the southwest corner of the property conveyed to Hershel E. Sharp and wife, by deed from Jack Bradford, Sr. and wife, of record in Book 3670, page 37, Register's Office for said County; thence 68 deg. east with the southerly line of said Sharp property 229.6 feet to a point in the center of McMurray Drive; thence Southwesterly along the center line of McMurray Drive 441.0 feet to the point of beginning.

Being the same property conveyed to Bruce B. Karcher and wife, Christine O. Karcher by Warranty Deed from Gary B. Turner and wife, Della A Turner dated 04/30/96 and recorded 05/09/96 in Book 10045, Page 220, Register's Office for Davidson County, Tennessee.

Map & Parcel: 161-12.00

Property also known as: 646 McMurray Drive
Nashville, TN 37211