Davidson County DEEDWARR
Recvd: 08/13/04 09:39 2pgs
Fees:13.00 Taxes:362.60

20040813-0097988

WARRANTY DEED

Address New Owner as Follows:
Gina C. Brooks
3200 West End Ave., Suite 500
Nashville, TN 37203

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 162-13-0
Parcel 063.00

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

DONALD R. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY

$98,000.00

Catherine Regenia O'Guin
Affiant

Subscribed and sworn to before me, this the 12th day of August, 2004.

Donald R. O'Guin
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 **Gina C. Brooks**, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, **AMC Mortgage Company, Inc., A Florida Corporation** (the "Grantor" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Gina C. Brooks,** her 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. 111 on the Plat of Cedarwood Estates, Section 2, of Record in Book 4860, page 58, Register's Office for Davidson County, Tennessee.

SAID Lot 111 fronts 75.00 feet on the westerly margin of Cedarcreek Drive and extends back 221.23 feet on the northerly line and 120.0 feet on the southerly line to a line on the rear on which it measures 125.99 feet.

BEING the same property conveyed to AMC Mortgage Company, Inc., A Florida Corporation by Trustee's Deed, of record in Instrument 20040812-0097391, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 12th day of August, 2004.

Catherine Regenia O'Guin

Catherine Regenia O'Guin, Treasurer

Dated August 12, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



CORPORATE ACKNOWLEDGEMENT

Before me, Donald R. O'Guin, Sr., a Notary Public of the State and County aforesaid, personally appeared Catherine Regenia O'Guin, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Treasurer of AMC Mortgage Company, Inc., A Florida Corporation, 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 12th day of August, 2004.

Donald R. O'Guin Sr.

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

My commission expires July 30, 2005.