Davidson County DEEDWARR
Recvd: 10/07/04 09:28 2pgs
Fees:13.00 Taxes:296.00

20041007-0120997

WARRANTY DEED

Address New Owner as Follows:
Samuel M. Holt and wife, Carolyn Holt
231 Harrington Ave.
Madison, TN 37115

SEND TAX BILLS TO:
Bank of America Mortgage
P.O. Box 9000
Getzville, NY 14068-9000

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 52-1
Parcel 63-11D-48115

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

$80,000.00

Samuel Holt
Affiant

Subscribed and sworn to before me, this the 25th day of September, 2004.

Donald R O'Guin Sr
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 **Samuel M. Holt and wife, Carolyn Holt**, (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 **Samuel M. Holt and wife, Carolyn Holt,** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Crittenden Estates, Block "B", of Record in Book 974, Page 69, Register's Office of Davidson County, Tennessee.

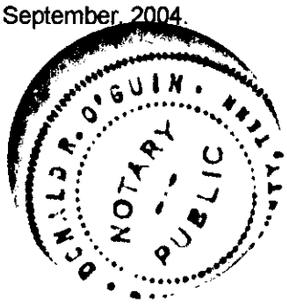
BEING the same property conveyed to AMC Mortgage Company, Inc., A Florida Corporation by Trustee's Deed, of record in Instrument 20040706-0080128, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a first mortgage lien of record in Book 7125, Page 781, Register's Office, 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 25th day of September, 2004.



Catherine Regenia O'Guin

Catherine Regenia O'Guin,Treasurer
AMC Mortgage Company, Inc., A Florida Corporation

Dated September 25, 2004

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 Catherine Regeina 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 25th day of September, 2004.

Donald R O'Guin Sr

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

My commission expires July 30, 2005.