Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Parkway
Hermitage, TN 37076

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

06-0409-71434

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $147,500.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2004.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott E. Valentine, Jr.	Family First Mortgage Corporatio	86-08-0-B
1080 Tulip Grove Rd.	1091 Pemberton Hill Road # 102	003
Hermitage TN 37076	Apex, NC 27502	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles R. McLain and wife, Susan K. McLain,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott E. Valentine, Jr.,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 483 on the Plan of Resubdivision of lots 483, 484 and 485 of Camden Woods, Phase III-B, of record in Plat Book 7900, Page 823, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles R. McLain and wife, Susan K. McLain by deed from Steven Kent Hosick, dated 10-30-00, of record in Instrument No. 20001121-0115050, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1080 Tulip Grove Rd., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/07/04 14:17 2pgs
Fees:13.00 Taxes:545.75

20041007-0121365

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 my hand this 21st day of September, 2004.

Charles R. McLain

Susan K. McLain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles R. McLain and Susan K. McLain, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 21st day of September, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.