#8736
Box 13

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $103,600.00.

Heidi Jo Clayton
Affiant

Subscribed and sworn before me this the 13th of October, 2004.

Notary Public
My commission expires

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006

Davidson County DEEDWARR
Recvd: 10/19/04 13:53 2pgs
Fees:13.00 Taxes:383.32
20041019-0125625

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cathy Jo Graves 1030 Brittany Park Dr. Antioch, TN 37013	~~NEW OWNER~~ American Home Mortgage. 7142 Columbia Gateway Drive Columbia, MD 21046	162-12-A-103 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy Kathleen Recker f/k/a Amy K. Keeter and husband, Matthew Gregory Recker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cathy Jo Graves, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 103, as shown on the map entitled Brittany Park, Phase 1B, First Revision, of record in Plat Book 9700, page(s) 610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMY K. KEETER, UNMARRIED, by deed from CARLTON ENTERPRISES, INC., of record in Book 11229, page 302, dated November 24, 1998, said Register's Office.

The said Amy K. Keeter has since married and is now known as Amy Kathleen Recker.

THIS IS IMPROVED PROPERTY KNOWN AS 1030 Brittany Park Dr., Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 my hand this the 13th of October, 2004.

Amy Kathleen Recker F/K/A Amy K. Keeter

Matthew Gregory Recker

Mathew Gregory Recker joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Kathleen Recker f/k/a Amy K. Keeter and Matthew Gregory Recker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th of October, 2004.

My commission expires:



Rachael A. Alexander
Notary Public