Davidson County DEEDWARR
Recvd: 11/24/04 13:10 2pgs
Fees:13.00 Taxes:469.90

20041124-0141038

FILE BOX 45

WARRANTY DEED

Address New Owner as Follows:
Dan E. Danielson
644 Mercer Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Coldwell Banker Mortgage
3000 Leadenhall Rd.
Mount Laurel, NJ 08054

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 075-11-0-05400
Parcel 54

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

DONALD R. O'GUIN NOTARY PUBLIC

$127,000.00

Catherine Regenia O'Guin
Affiant

Subscribed and sworn to before me, this the 22nd day of November, 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 **Dan E. Danielson**, (the "Grantee" 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 **Dan E. Danielson, his** 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. 408 on the Plan of Highlands of Tulip Grove, Section 3 a plan of which is of Record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

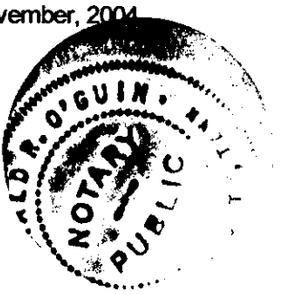
SAID Lot No. 408 fronts 72.43 feet on the westerly side of Mercer Drive, and runs back 146.67 feet on the southerly line and 137.89 feet on the northerly line, to a dead line in the rear on which it measures 75.17 feet

BEING the same property conveyed to AMC Mortgage Company, Inc., A Florida Corporation by Trustee's Deed, or record in Instrument 20031230-0183791, 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 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 22nd day of November, 2004.



Catherine Regenia O'Guin

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

Dated November 22, 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 22nd day of November, 2004.

Donald R. O'Guin Sr.

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

My commission expires July 30, 2005.