WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/05 12:27 2 pgs
Fees:13.00 Taxes:392.20

20050210-0015533

B-AFG-05-109

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maya Yavonne McCracken	First Consolidated Mortgage	
109 Catawba Court	(NAME) 1700 Pacific Avenue , Ste 2400	162-3-263
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK HAMILTON AND DIANNE KNAPP HAMILTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAYA YAVONNE MCCRACKEN AND RUSSELL SHAWN MCCRACKEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 186, HAYWOOD HILLS, SECTION THREE, as shown on plat of record in Plat Book 4466, Pages 164 and 165, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.□□

Being the same property conveyed to Mark Hamilton by Warranty Deed from Steven D. Schiebe and Franklin E. Davenport recorded July 2, 2004 in Instrument No. 20040702-0079308, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Steven D. Scheibe and Franklin E. Edward by deed from Dorothy Nelson, executed on June 11, 2004 and filed for record on June 18, 2004 in Instrument No. 2004618-0072712 and being the same property conveyed to Dorothy Nelson by deed from Issac D. Porter and wife, Dovie S. Porter, executed on December 19, 2002 and filed for record on December 19, 2002 in Instrument No. 20021226-0128598, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 109 Catawba Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of January, 2005.

Mark Hamilton

Dianne Knapp Hamilton

Dianne Knapp Hamilton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Hamilton and Dianne Knapp Hamilton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903