Davidson County DEEDWARR
Recvd: 05/16/05 16:19 2 pg
Fees:13.00 Taxes:415.25

20050516-0055128

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| American Capital Resource, Inc. | New Owner | Map 34-1-B |
| 304 Park Glen Drive | | Parcel 1.00 CO |
| Mt. Juliet, TN 37122 | | 12268 26B |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Richard R. Lain and wife, Linda S. Lain** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **American Capital Resource, Inc., a Tennessee Corporation,** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Condominium Unit No. 1 on the Plan of Kimberly Court, a Horizontal Property Regime established by Master Deed of record in Book 6725, page 885, Register's Office for Davidson County, Tennessee, along with a one-eleventh undivided interest in common area established by said Master Deed.**

**Being the same property conveyed to Richard R. Lain and Linda S. Lain by deed from Ricky Lain aka Rick G. Lain of record in Instrument No. 20050114-0005563, said Register's Office for said County.**

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Plat Book 2331, page 64, said Register's Office.
3. Master Deed of record in Book 6725, page 885 and By-Laws of record in Book 6725, page 912, said Register's Office.

This is improved property commonly known as 841 Wren Rd, Unit 1, Goodlettsville, TN 37072.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $ 112,500.00.**

Linda McKenzie
**Affiant**

**Subscribed and sworn to before me this day of May, 2005.**

**Notary Public**

**My Commission Expires:** 9-24-2005

NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of May, 2005.

**Richard R. Lain**
**by: Linda S. Lain, attorney in fact**

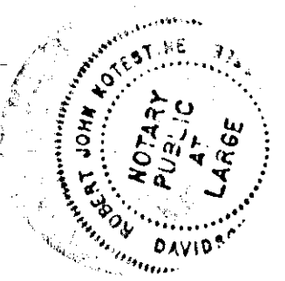
**Linda S. Lain**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2005, before me personally appeared Linda S. Lain to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public



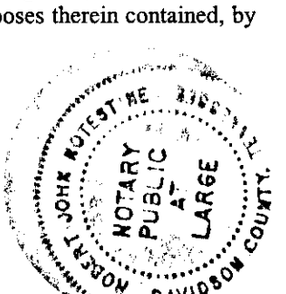

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Linda S. Lain with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the attorney-in-fact for Richard R. Lain, the within named bargainor, and she as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Richard R. Lain by herself as attorney-in-fact.

Witness my hand, at office, this 11th day of May, 2005

Notary Public




My commission expires: 9.24.2005