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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/06/05 10:03 2 pgs
Fees:13.00 Taxes:636.40
20050706-0077265

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

03-0504-32691

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher P. McIntyre 8640 Old Charlotte Pike Pegram TN 37143	AMERICA'S WHOLESALE LENDER P.O. BOX 660694 DALLAS, TX 75266-0694	112-00-0-087.00

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, Cynthia Chapman, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Christopher P. McIntyre and wife, Amy M. McIntyre, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being a southeasterly portion of a 16.10 acre tract originally conveyed to H.B. Jones and wife, of record in Book 3282, Page 449, described as follows:

Beginning at an iron pin in the center of Old Charlotte Road (Previously the northeast corner of the Church of Christ lot); thence north 85° west 141 feet to an iron pin; thence north 82° west 398 feet to an iron pin and fence post; thence north 12° 30' west 270 feet to an iron pin; thence north 19° east 275 feet to an iron pin; thence south 6° east 196 feet to an iron pin in fence row; thence south 65° 45' east 250.5 feet to an iron pin; thence 00° 00' 150 feet to a point; thence south 82° east 263 feet to a nail in the center of Old Charlotte Road; thence south down the center of said road 100 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Marlin Chapman and wife, Cynthia Chapman by Quitclaim deed from Ronald K. Nevin, Trustee, dated July 9, 1991, recorded August 21, 1991, of record in Book 8425, Page 70, Register's Office for Davidson County, Tennessee. Being further conveyed to Cynthia Chapman by Quitclaim Deed from Marlin Chapman, of record in Instrument No. 20020807-0094852, 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 8640 Old Charlotte Pike, Pegram, TN 37143

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.

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.

Cynthia Chapman

Cynthia Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of June, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09