60

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,900.00

Matthew Fort Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 3rd DAY OF ~~March~~ April, 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/06/06 15:27 2 pgs
Fees:13.00 Taxes:961.63

20060406-0039992

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alain Christopher Keenan	**ACCESS NATIONAL MORTGAGE**	MAP 83-5
(NAME)	(NAME)	
1112 Stratton Avenue	**1800 ROBERT FULTON DRIVE, STE 325**	PARCEL 216
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**RESTON, VIRGINIA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Matthew Fort Mayo and Connie Lynn Mayo, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alain Christopher Keenan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Subdivision of the Calvin Davis Lot as of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

TOGETHER with all Grantors' right, title and interest in and to that certain Driveway Easement of record in Book 9851, Page 650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed on April 2, 2004 to Matthew Fort Mayo, unmarried and Connie Lynn Mayo, unmarried from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20040422-0045709, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF SUBDIVISION OF CALVIN DAVIS LOT, WHICH PLAN IS OF RECORD IN BOOK 57, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO THOSE RIGHTS AND OBLIGATIONS SET FORTH IN A DRIVEWAY EASEMENT OF RECORD IN BOOK 9851, PAGE 650, SAID REGISTER'S OFFICE.

THE SAID CONNIE LYNN MAYO IS THE SAME PERSON AS CONNIE MAYO.

unimproved ( )
This is improved (X) property, known as 1112 Stratton Avenue, Nashville, TN 37206
(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 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 the use of any gender shall be applicable to all genders.

Witness our hand s this ~~23rd~~ 3rd day of ~~March~~ April, 2006

Matthew Fort Mayo

Connie Lynn Mayo

By: Matthew Fort Mayo
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Fort Mayo ~~XXXXXXXXXXXXXXXXXX~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he ~~XXXX~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~XXXXXXXXXX~~ Nashville, Tennessee, this ~~XXXXX~~ 3rd day of ~~March~~ April, 2006.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2006, before me personally appeared Matthew Fort Mayo to me known(or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Connie Mayo, a/k/a Connie Lynn Mayo, and acknowledged that he executed the same as the free act and deed of Connie Lynn Mayo.

Witness my hand and official seal at office at Nashville, Tennessee, this the 3rd day of April, 2006.

My commission expires: 3/20/2010

Notary Public