Davidson County DEEDWARR
Recvd: 04/24/06 12:34 2 pgs
Fees:13.00 Taxes:640.44

20060424-0046589

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

# Warranty Deed

| Address of New Owners: | Mortgagee/Send Tax Bills to: | Map & Parcel |
|---|---|---|
| Kenneth J. Moseley | Franklin American Mortgage | 51-3-31 |
| 704 Vantrease Road | 501 Corporate Centre Dr. S-400 | 11D 14525 |
| Madison TN 37115 | Franklin, TN 37067 | |

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FOR AND IN 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

Michael D. McClain and wife, Karen C. McClain

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth J. Moseley and, Alois Abrell, both unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot 50, Block "D" on the Plan of Marthonna, not of record, and being shown as Lot No. 3 and Lot Number 49 of Marthonna Plan, thence along the line between Lots 40 and 3 South 2 deg. 35' West 329.4 feet to an iron pin in Beasley's North line; thence along his line South 88 deg. 20' East 150.2 feet to an iron pin at the corner of Lots #2 and #3 on said survey; thence with the line between Lots #2 and #3 North 2 deg. 40' East 326.57 feet to an iron pin in the south margin of Vantrease Road; thence along said road North 87 deg. 25' West 150.3 feet to the point of beginning.

Being the same property conveyed to Michael D. McClain and wife, Karen C. McClain by Deed dated July 26, 2001, of record in Instrument No. 20010802-0081843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 704 Vantrease Road Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 21ST DAY OF APRIL, 2006.

Michael D. McClain Karen C. McClain

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, MICHAEL D.MCCLAIN AND WIFE, KAREN C. MCCLAIN WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 21ST DAY OF APRIL, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,092.78.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07