20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/06 14:18 2 pgs
Fees:13.00 Taxes:425.50
20060912-0113003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 101, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. McCrary (NAME)	American Mortgage Network, Inc (NAME)	MAP 053-16
130 Ray Avenue (ADDRESS)	1625 Rainwater Dr Bldg 500 St650 (ADDRESS)	GROUP C
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Alpharetta, GA 30004 (CITY) (STATE) (ZIP)	PARCEL 023

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, Shirley A. Christian and David L. Hood, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy J. McCrary, Unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Green Heights, of record in Book 1835 at page 112, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 70 feet on the Southerly margin of Ray Avenue and extends back 184.4 feet on the Easterly line and 190 feet on the Westerly line to a dead line in the rear measuring 94.3 feet thereon.

Being the same property conveyed to Shirley A. Christian and David L. Hood by Warranty Deed dated February 7, 2000, from Phyllis A. Robinson and husband, Ben C. Robinson, of record by Instrument No. 20000209-0013314 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 130 Ray Avenue, Old Hickory, TN 37138
(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 11th day of September, 2006

Shirley A. Christian

Shirley A. Christian

David L. Hood

David L. Hood

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 Shirley A. Christian and David L. Hood, Both Unmarried

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of September, 2006.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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