WARRANTY DEED



Instr:200003280030906 Page: 1 OF 2
REC'D FOR REC 03/28/2000 8:45:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $592.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY E. CHANCE, TRUSTEE (NAME)	SAME (NAME)	MAP 34-05
608 Dallas Road (ADDRESS)	(ADDRESS)	PARCEL 75
Madison, TN 37115 (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, EVA JANE WITT, TRUSTEE OF THE EVA JANE WITT REVOCABLE TRUST UNDER AGREEMENT DATED NOVEMBER 11, 1991, AMENDED ON MAY 20, 1997, AND RUTH WITT, BY AND * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY E. CHANCE, TRUSTEE

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:

Tract No. 1:
Being the northerly 215 feet of Lot No. 22 on the Map of Alta Loma Subdivision and a part of a 30-foot reserved strip lying in the rear of the same, as shown on Plan of record in Book 421, page 44, Register's Office for Davidson County, Tennessee.
Said part of said Lot and part of reserved strip fronts 215 feet on the westerly side of Crestview Avenue and runs back between lines, as measured from the center line of Crestview Avenue, 593 feet on the northerly line and 597-2/3 feet, more or less, on the southerly line to the easterly line of the railroad right-of-way, measuring 215 feet thereon.

Being the same property conveyed to EVA JANE WITT, TRUSTEE OF THE EVA JANE WITT REVOCABLE TRUST UNDER AGREEMENT DATED NOVEMBER 11, 1991, AND AMENDED ON MAY 20, 1997, AND RUTH WITT, by Quitclaim Deed of record in Book 11051, page 208, Register's Office for Davidson County, Tennessee.

This is the same legal description as set forth in the previous deed of record.

James H. Witt executes this instrument on behalf of Eva Jane Witt, Trustee, pursuant to Limited Power of Attorney of record in Book 10954, page 57, Register's Office for Davidson County, Tennessee; James H. Witt also executes this instrument on behalf of Ruth Witt pursuant to Limited Power of Attorney of record in Book 10954, page 59, Register's Office for Davidson County, Tennessee.

This is unimproved property and is not the principal residence of the Grantors.

unimproved (X)
This is improved ( ) property, known as CRESTVIEW DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*THROUGH JAMES H. WITT, ATTORNEY IN FACT

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 ~~my~~ our hand s this 27th day of March, 2000

Eva Jane Witt Trustee
EVA JANE WITT, TRUSTEE of the Eva Jane Witt Revocable Trust under Agreement dated November 11, 1991, and amended on May 20, 1997

BY: James H Witt
JAMES H. WITT, ATTORNEY IN FACT

Ruth Witt
RUTH WITT

BY: James H Witt
JAMES H. WITT, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 his oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that the 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:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. WITT, to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney In Fact for EVA JANE WITT, TRUSTEE, and is authorized by EVA JANE WITT, TRUSTEE, to execute this instrument on her behalf.

WITNESS my hand and official seal on this the 27th day of March, 2000.

My commission expires: 9/23/00

NOTARY PUBLIC

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. WITT, to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney In Fact for RUTH WITT and is authorized by RUTH WITT to execute this instrument on her behalf.

WITNESS my hand and official seal on this the 27th day of March, 2000.

My commission expires: 9/23/00

NOTARY PUBLIC