THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***123,700.00.

Christopher E. Click
Affiant

Subscribed and sworn to before me this 20th day of February, 2003

Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 02/24/03 10:29 2pgs
Fees:13.00 Taxes:457.69
20030224-0023870

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**ADDRESS OF NEW OWNER**

NANCY W. LEE
533 Titan Court
Antioch, Tennessee 37013

**SEND TAX BILLS TO**

America's Wholesale
Lender
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

**MAP & PARCEL NOS.**

MAP 135-14-0-C
PARCEL 50

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THREE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS ($***123,700.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, CHRISTOPHER E. CLICK and wife, SHAWN S. CLICK, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto NANCY W. LEE, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 50 on the Plan of Ransom Village of record in Book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Christopher E. Click and wife, Shawn S. Click, by deed from Ransom Village, Inc. of record in Book 10193, page 375, Register's Office for Davidson County, Tennessee.

This is improved property known as 533 Titan Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Ransom Village of record in Book 7900, pages 833-834, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of February, 2003.

Christopher E. Click
CHRISTOPHER E. CLICK

Shawn S. Click
SHAWN S. CLICK

**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 CHRISTOPHER E. CLICK and SHAWN S. CLICK, the bargainors, 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 this 20th day of February, 2003.

Notary Public

My Commission Expires: 10.17.05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee