FILE BOX 19B

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 15749B
MAP/GROUP/PARCEL:
53-6-B/129.00

Davidson County DEEDWARR
Recvd: 05/29/03 15:37 2pgs
Fees:13.00 Taxes:414.96
20030529-0072734

NEW OWNER'S NAME AND ADDRESS:
JEFFREY JOHN FANNING
1845 MERRITT STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
~~XXXXXXXXXXX~~ SUNTRUST MORTGAGE, INC.
201 4th Avenue North/7th Floor
Nashville, TN 37219
#03-5-029-D

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MARK B. RANKIN AND ELIZABETH L. RANKIN, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto JEFFREY JOHN FANNING, * and wife, MICHELLE L. FANNING ~~XXXXXXXXXXXXXXXXXX~~, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 150 on the Plan of Waterford, Phase 4B, of record in Plat Book 7900, Page 770, Register's Office for said county, to which reference is made for a more complete description.

The subject property is improved property commonly known as 1845 Merritt Street, Old Hickory, Tennessee 37138.

BEING the same property conveyed to Mark B. Rankin and Elizabeth S. Lee herein by deed of record in Book 10718, Page 808, Register's Office for Davidson County, Tennessee. Elizabeth S. Lee is now married to Mark B. Rankin and known as Elizabeth L. Rankin.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Mark B. Rankin

Elizabeth L. Rankin

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Mark B. Rankin and Elizabeth L. Rankin, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of May 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $112,150.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of May,2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006