WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $89,900.00.

Randy Lewis
Affiant

Sworn to and subscribed before me on this the 1st day of August, 2003.

Mary V. Brooks
NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

CitiFinancial Mortgage Corp.
1111 North Point Drive
Coppell, TX 75019

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Randy Lewis	Owner	026-07-0 020.00
134 Champney Drive		
Goodlettsville, TN 37072		

Davidson County DEEDWARR
Recvd: 08/16/03 08:06 2pgs
Fees:13.00 Taxes:332.63
20030816-0118592

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ELEANOR V. McMAHAN CRANCE and husband, ALBERT CRANCE,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **RANDY LEWIS, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 65, Plan of Resubdivision of Windsor Green, Phase 1, Section 2 of Lots 49-72, of record in Book 6200, Page 349, said Registers' Office. Said Lot No. 65 fronts 25.50 feet on the Northeasterly margin of Champney Court and extends back 97.50 feet on the Northwesterly line and 97.50 feet on the Southeasterly line to a dead line in the rear measuring 25.50 feet thereon.

BEING the same property conveyed to ELEANOR V. McMAHAN, unmarried by Deed dated May 29, 1987, executed by Randall Phillips Builders, Inc. and recorded in Book 7254, Page 404, Registers' Office for Davidson County, TN.

Eleanor V. McMahan and Eleanor V. McMahan Crance are one in the same person.

Albert Crance joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to the said Eleanor V. McMahan Crance.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is improved property known as 134 Champney Drive, Goodlettsville, TN 37072.

EVC
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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 1st day of August, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eleanor V. McMahan Crance — Albert Crance

ELEANOR V. McMAHAN CRANCE — ALBERT CRANCE

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ELEANOR V. McMAHAN CRANCE and husband, ALBERT CRANCE, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 1 day of August, 2003.

Mary D. Brooks
NOTARY PUBLIC

My Commission Expires: 06/14/05

