PREPARED BY (AND RETURN TO):

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W & I Ref:(GJ) Title No: 44944
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/21/03 13:52 2pgs
Fees:13.00 Taxes:980.50
20030821-0121569

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Camilla B. Wooldridge Michael Wooldridge 7613 Hansrote Court Nashville, Tennessee 37221	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 141-14-A-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Lancaster and spouse, Lisa Hood Lancaster**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Camilla B. Wooldridge and spouse, Michael Wooldridge** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hanover Park of Sheffield of record in Book 9700, pages 154, 155 and 156, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Lancaster and wife, Lisa Hood Lancaster by deed from Beazer Homes Corp., d/b/a Phillips Builders of record in Book 1484, page 767, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 154, 155 and 156, said Register's Office, which Plan shows a 20 foot minimum building setback line from Hansrote Court, together with a designated building site, and 20 and 10 foot easement for drainage purposes along the rear line(s) and a 20 foot public utility easement located on the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 10020, page 110, Book 10301, page 178, Book 10640, page 950, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7613 Hansrote Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 2003.

James A. Lancaster

Lisa Hood Lancaster

State of TENNESSEE

County of DAVIDSON

On this 19th day of August, 2003 , before me the undersigned authority, personally appeared James A. Lancaster Lisa Hood Lancaster , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Sworn and subscribed before me this the 19th day of August, 2003

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public