Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

~~39-B~~
File ~~#03-1659~~

Davidson County DEEDWARR
Recvd: 12/05/03 08:38 2pgs
Fees:13.00 Taxes:377.40

20031205-0174942

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda B. Pewitt, now being Amanda B. Pewitt Cole, and spouse Ronnie D. Cole**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Gregory Lott,** 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. 58 on the Resubdivision Plat of Windsor Green, Phase I, Section II, as of record in Book 6200, Page 349, said Register's Office.

Said Lot No. 58 fronts 13.65 feet on the westerly margin of the turnaround of Champney Court and runs back 86.52 feet on the southerly lot line, and runs back 145.16 feet on the northeast lot line to a broken line in the rear which measures a total of 96.27 feet thereon.

Being the same property conveyed to Amanda B. Pewitt, unmarried by Quitclaim Deed from Ronnie D. Cole of record in 11599, Page 964, Register's Office, Davidson County, TN. Amanda B. Pewitt is now married to Ronnie D. Cole and is known as Amanda B. Pewitt Cole. Ronnie D. Cole joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 120 Champney Court, Goodlettsville TN 37072.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 26th day of November, 2003

Amanda B. Pewitt Cole

Ronnie D. Cole

State of Tennessee)
County of Davidson)

On this 26th day of November, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amanda B. Pewitt Cole and Ronnie D. Cole, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of November, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Robert Gregory Lott
120 Champney Court
Goodlettsville, TN 37072

RESPONSIBLE FOR TAX PAYMENT:
SYNOVUS MORTGAGE CO.
401 CHURCH STREET
NASHVILLE, TN 37219

TAX MAP-PARCEL #:
26-7-13