THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/29/05 13:53 2 pgs
Fees:13.00 Taxes:1147.00
20050729-0089048

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
C & E Land Development, L.L.C. 2203 Albany Court Franklin, TN 37067	NEW OWNER	34-05-75

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randy E. Chance, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C & E Land Development, L.L.C.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract No. 1:

Being the northerly 215 feet of Lot No. 22 on the Map of Alta Loma Subdivision and a part of a 30-foot reserved strip lying in the rear of the same, as shown on Plan of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee.

Said part of said Lot and part of reserved strip fronts 215 feet on the westerly side of Crestview Avenue and runs back between lines as measured from the center line of Crestview Avenue, 593 feet on the northerly line and 597-2/3 feet, more or less, on the southerly line to the easterly line of the railroad right-of-way, measuring 215 feet thereon.

Being the same property conveyed to Randy E. Chance, Trustee by Deed, dated March 27, 2000 of record in Instrument No. 20000328-30906; Register's Office for Davidson County, Tennessee. *20000328030906

This conveyance is subject to all restrictions and easements of record.

This is UNIMPROVED property known as: 218 Crestview Drive Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 OUR HANDS THIS 12th day of July, 2005

Randy E. Chance, Trustee

Randy E. Chance, Trustee

BY: Randy E. Chance Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Randy E. Chance in his/her capacity as

Trustee

with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the

Trustee

of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of July, 2005

K. J. Losh
Notary Public

My Commission expires: July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 310,000.00

Affiant

Subscribed and sworn to before me this the 12th day of July, 2005

K. J. Losh
Notary Public

My Commission Expires: July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN