RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Instr:200002010010492 Page: 1 OF 2
REC'D FOR REC 02/01/2000 2:40:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1069.30

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2000.

Notary Public

My Commission Expires: 9-21-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows:
Jimmy Thomas Davis and
Annette Marie Sisson
1234 Jefferson Davis Court
Brentwood, TN 37027

Send Tax Bills To:
Gold Banc Mortgage, Inc.
dba RIC Mortgage Co.
9221 Ward Parkway #300
Kansas City, MO 64114

Map-Parcel Number:
145-14-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **MARK TYLER TIPTON AND WIFE, PAIGE ANTHONY TIPTON**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **JIMMY THOMAS DAVIS AND WIFE, ANNETTE MARIE SISSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, page 136, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Tyler Tipton and wife, Paige Anthony Tipton by deed from Mark A. McGrath, unmarried, of record in Book 8997, page 934, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This property is conveyed subject to:

1. Metro taxes for the year 2000 and subsequent years, a lien, but not yet due and payable, which have been prorated and shall be paid by Grantees. By acceptance of delivery of this instrument, Grantees agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 3700, page 136, Register's Office for said County.

This is improved property known as 1234 Jefferson Davis Court, Brentwood, TN 37027.

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 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 28th day of January, 2000.

Mark Tyler Tipton

Paige Anthony Tipton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Tyler Tipton and Paige Anthony Tipton with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed for the purposes herein described.

WITNESS my hand, at office, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003