WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/00 08:15 2pgs
Fees:11.00 Taxes:863.95

20001227-0125851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 8/31/04
(AFFIX SEAL)

ANGELA M. HUDGENS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Mathison, Sr. (NAME)	Impac Funding Corporation (NAME)	98-09B-15CO
132 Windchase Run (ADDRESS)	1401 Dove Street, Suite 100 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Newport Beach, CA 92660 (CITY) (STATE) (ZIP)	

FOR AND 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, Five Star Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Mathison, Sr. and wife, Sheryl A. Mathison

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:

Land located in Davidson County, Tennessee, being Lot No. 15 on the Plan of Windchase, Phase 3, as of record in Plat Book 11700, page 14, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Five Star Builders, LLC, by deed dated March 2, 2000, from New Hope Partners, a General Partnership, recorded on March 3, 2000, in Instrument #200003030021312, said Register's Office.

Continuation of chain of title

Being part of the same property conveyed to New Hope Partners, LLC, by deeds from Pauline Hagar Wells, recorded on January 11, 1999, in Book 11291, page 115, and by deed from William H. Hagar, in Book 11354, page 241, said Register's Office.

Being part of the same property conveyed to New Hope Partners, a general partnership by Quitclaim Deed from New Hope Partners, LLC, recorded on December 29, 1999, in Instrument #199912290308255.

unimproved ( )
This is improved (X) property, known as 132 Windchase Run, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of December, 2000

Five Star Builders, LLC
By:
Robert E. Potter, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Potter, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Five Star Builders, LLC the within named bargainor, and corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert E. Potter, Jr. as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 14th day of December, 2000 .

My commission expires 11-28-01

_____
Notary Public