FILE BOX 30

Davidson County DEEDWARR
Recvd: 03/27/02 14:42 2pgs
Fees:13.00 Taxes:475.08

20020327-0037664

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $128,400.00.

Subsribed and sworn before me this the 25th day of March, 2002.

My Commission Expires
April 6, 2004
(Affix Seal)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y023735
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Donald E. Tipton and wife, Paula J. Tipton
1705 Birdsong Chase
Antioch, TN 37013

Send tax bills to:
America's Wholesale Lender
7105 Corporate Drive
Plano, TX 75024

Map 164-16-A Parcel 91

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jerry Butler Builders, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Donald E. Tipton and wife, Paula J. Tipton

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 55 on the Plan of Section Four, Meadow Woods of record in Instrument No. 20010605005811 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Butler Developers, LLC by Deed from Sanders and McCrary Joint Venture of record in Book 10823, page 722 and Book 11056, page 887, said Register's office; and being the same property conveyed to Jerry Butler Builders, LLC by Quitclaim Deed of record in Instrument No. 20020327-0037664, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1705 Birdsong Chase, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 25th day of March, 2002.

Jerry Butler Builders, LLC
BY:
Brent A. Campbell
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Brent A. Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument on behalf of Jerry Butler Homes, LLC, for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-fact of the maker, or a constituent of the maker and is authorized by the maker to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 25th day of March, 2002.

My commission expires:

_____

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

_____
Notary Public