SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of January, 2003.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC.
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 02/04/03 15:21 2pgs
Fees:13.00 Taxes:547.60
20030204-0015417

ADDRESS NEW OWNER(S) AS FOLLOWS:
Zahmed Diagne
4537 Highland Ridge
Antioch, TN 37013

SEND TAX BILLS TO:
First National Bank of Arizona
P.O. Box 62768
Phoenix, Arizona 85085-2768

MAP-PARCEL NUMBERS:
Map & Parcel: 163-020-076.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry Butler Homes, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Zahmed Diagne** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 123 on the Plan of Hickory Highland Place, Section Two, Phase Two, of record in Instrument No. 20010608-0060706, Register's Office for Davidson County, Tennessee, reference to said plat is made for a more complete description thereof.

Being a part of the same property conveyed to Jerry Butler Builders, LLC. a Tennessee Limited Liability Company, by Warranty Deed from Hickory Highlands, LLC, a Tennessee Limited Liability Company, of record at Instrument # 2001 101801 13777, Register's Office for Davidson County, Tennessee, Dated October 12, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record at Instrument# 2001 060800 60706, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10421, Page 239, Book 11103, Page 990, Book 11306, Page 572, Book 11667, Page 310, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10868, Page 886, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10868, Page 923, Register's Office for Davidson County, Tennessee.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4537 Highland Ridge, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of January, 2003.

Jerry Butler Builders, LLC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~K. Thomas Sidwell~~ Donald R. Barker Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Closing Agent for Jerry Butler Builders, LLC., and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Closing Agent for Jerry Butler Builders, LLC.

Witness my hand and official seal this 30th day of January, 2003.

Notary Public

My Commission Expires:

TRICIA L. GOODWIN NOTARY PUBLIC AT LARGE DAVIDSON CO TENNESSEE MY COMMISSION EXPIRES NOV. 26, 2005

30-HH