(a)

Davidson County DEEDWARR
Recvd: 02/13/03 10:23 2pgs
Fees:13.00 Taxes:557.22
20030213-0019774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,600.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of February, 2003.

Notary Public

My Commission Expires: 7/8/06

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark A. Bennett and Sabrina Bennett
829 Post Oak Drive
Antioch,TN 37013

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
P.O. Box 9143
Des Moines, IA 50306-9143

MAP-PARCEL NUMBERS:
Map & Parcel: 164-160-A-117.00CO

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 Builders, LLC..** hereinafter referred to as Grantors, hereby transfers and conveys to **Mark Allen Bennett and Sabrina M. Bennett, husband and wife,** 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:

Lot NO. 32, on the Plan of Meadow Woods, Section Five, of record in Instrument No. 2001 060500 58130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jerry Butler Builders, LLC. by QuitClaim deed from Butler Developers, LLC. of record at Instrument # 200302130019773 Register's Office for Davidson County, Tennessee, dated 1-10-03 .

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 in Plat at Instrument #2001 060500 28130, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10668, Page 748, Book 10788, Page 10, Instrument # 2000 052400 51988, Instrument # 2001 083000 94506, and Instrument # 2001 091100 98356, Register's Office for Davidson County, Tennessee.

Easements of record in Book 437, Page 38, Book 4457, Page 350, Book 4706, Page 227, and Book 6938, Page 738, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Book 11387, Page 931, 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 2003, 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 829 Post Oak Drive, 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 7th day of February, 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, 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 7th day of February, 2003.

Notary Public

My Commission Expires: 7/3/06

HENRY E. RAGLAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

58-HH