File #200340172

REBECCA A. DOHODA NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: MAY 15, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,335.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Shipley, SR	Franklin American Mortgage Company	Map: 182-6-A-20.00CO
(NAME) 7847 Rainey Drive	(NAME) 501 Corporate Centre Dr. #400	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JAMES M. SHIPLEY, AND PHYLLIS E. SHIPLEY, HUSBAND AND WIFE, 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 in Davidson County, Tennessee, being all of Lot No. 20, Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023- 0115382, and amended in Instrument No. 20020213-0018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20020620- 0074501, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116- 0006750; Storm Water Detention Agreement of record in Instrument No. 20010306- 0021333; Easement to United Telephone Company of record in Instrument No. 20020123- 0009339; Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030- 0107214; Charter of Homeowner's Association of record in Instrument No. 20020123- 0009417, and, any and all matters as shown on plat of record in Instrument No. 20011023- 0115382 and amended in Instrument No. 20020213-0018960; all in the Register's Office for Davidson County, Tennessee.

Subject to Cemetery as shown on survey and right of ingress/egress there to.

Unimproved ( )
This is improved (X) property, known as 7847 Rainey Drive, Antioch, TN 37013
(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 Grantor covenants with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds themselves, their heirs and assigns, 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 our hands this 17th day of March, 2003.

Davidson County DEEDWARR
Recvd: 03/19/03 13:25 2pgs
Fees:13.00 Taxes:530.34
20030319-0036449

Greenvale Construction, LLC

BY: _____
Shane McFarland, Authorized Agent

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Shane McFarland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Greenvale Construction, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal, this 17th day of March, 2003.

Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: MAY 15, 2004

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129