STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,050.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of March, 2003.

Notary Public

My Commission Expires: 7/31/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

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

Davidson County DEEDWARR
Recvd: 04/22/03 13:53 2pgs
Fees:13.00 Taxes:481.19
20030422-0053095

ADDRESS NEW OWNER(S) AS FOLLOWS:
Deborah Sanford
5116 Highlander Drive
Antioch, TN 37013

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

MAP-PARCEL NUMBERS:
Map & Parcel: 163-02-0-091.00

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 Builders, LLC.** hereinafter referred to as Grantors, hereby transfers and conveys to **Deborah Sanford**, an unmarried person, 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. 142, on the Plan of Hickory Highlands Place, Section 2, Phase 3, of record in Instrument #2002 031500 32956, Register's Office for Davidson County, Tennessee, to which reference us hereby made for a more particular description thereof.

Being a portion of the same property conveyed to Jerry Butler Builders, LLC, by Warranty Deed from Hickory Highlands, LLC., of record in Instrument #2002 052800 64350, Register's Office for Davidson County, Tennessee, dated May 28, 2002.

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 Instrument #2001 031500 32956, said Register's Office.

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, Instrument #1999 122303 06511, and Instrument # 2000 020100 10122 and Instrument #2002 052800 64349, said Register's Office.

Easement for Sewer of record in Book 10868, Page 886 & Page 923, said Register's Office.

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 5116 Highlander 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 28th day of March, 2003.

Jerry Butler Builders, LLC. DBEDM

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 Henry Ryle, 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 28th day of March, 2003.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 11/2/05