STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $246,000.00.

Affiant Richard Butler

Subscribed and sworn to before me, this ~~14th~~ 15th day of July, 2003.

My commission expires Apr. 18, 2007

Janet R. Moore
Notary Public

JANET R. MOORE MY COMMISSION EXPIRES April 18, 2007 #DD 177530 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Richard H. Himes, Jr./Lender's Express Title & Escrow, Inc.
25 Century Blvd, Suite 203
Nashville, TN 37214 # 2701370

Davidson County DEEDWARR
Recvd: 08/05/03 14:05 2pgs
Fees:13.00 Taxes:910.20
20030805-0111003

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:
NAME: **Sean Ponder and Angela Ponder**	NAME: AMERICA'S WHOLESALE LENDER
STREET ADDRESS: 5209 Whispering Valley Drive	STREET ADDRESS: 750 OLD HICKORY BLVD SUITE 180
ADDRESS, CITY, STATE, ZIP CODE: 5209 Whispering Valley Drive, Nashville, TN 37211	LENDER CITY, STATE, ZIP CODE: BRENTWOOD, TN 37027
MAP & PARCEL NO.: 172-06-0-A-61	July, 2003

Or 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,

Gerard Butler AND WIFE SHANTE BUTLER

Hereinafter Called Grantors, Have Bargained And Sold, And By These Presents Do Hereby Transfer And Convey Unto **Sean Ponder and Angela Ponder,**

Hereinafter Called Grantee, Their Heirs And Assigns, A Certain Tract Or Parcel Of Land, Together With All Tenements, Hereditaments And Appurtenances Thereto, Located In Davidson County, State Of Tennessee, More Particularly Described As Follows:
All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 71, on the Plan of Mountain View, Section 2, as shown by plat of record in Plat Book 9700, Pages 656 and 657, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Gerard Butler, a married person, by Deed from Centex Homes, a Nevada General Partnership, dated 12/31/01, recorded 01/02/02, as Document No. 20020102-0000213, in the Register's Office of Davidson County, Tennessee.

This Is Improved Property Known As

5209 Whispering Valley Drive
Nashville, TN 37211

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 Heirs And Assigns, Forever; And We Do Covenant With The Said Grantees That We 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 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 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.

In Witness Whereof, The Party Of The First Part has hereunto set his hand and seal. Dated The Day And Year First Above Written.

Sealed and Delivered
IN THE PRESENCE OF US:

Shaunte Butler
SHANTE BUTLER

Gerard Butler {SEAL}
Gerard Butler

State of ~~Tennessee~~ Florida } ss
County of ~~Davidson~~ Alachua

On this the 14th day of July, 2003, before me, the undersigned Notary Public, personally appeared **Gerard Butler** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Janet R. Moore
Notary Public
My commission expires April 18, 2007

JANET R. MOORE MY COMMISSION EXPIRES April 18, 2007 #DD 177530 NOTARY PUBLIC, STATE OF FLORIDA