THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16920J

MAP/GROUP/PARCEL:
042-02-0/019.00

NEW OWNER'S NAME AND ADDRESS:
TANYA D. MAYES AND DAVY L. MAYES
741 FALCON DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/06/03 14:18 2pgs
Fees:13.00 Taxes:880.60
20031106-0163282

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JACK D. TIPTON AND DEBORAH L. TIPTON, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto TANYA D. MAYES AND DAVY L. MAYES, WIFE AND HUSBAND, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Bonnie Brae Subdivision, Section Seven, of record in Plat Book 4860, Page 104, as amended in Book 5083, Page 219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 741 FALCON DR., Madison, Tennessee.

BEING the same property conveyed to Grantors herein by deed of record in Book 9650, Page 123, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JACK D. TIPTON

DEBORAH L. TIPTON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JACK D. TIPTON AND DEBORAH L. TIPTON, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of October, 2003.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $238,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of October, 2003.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006