STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of August, 2004.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE TENN. WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/11/04 10:41 2pgs
Fees:13.00 Taxes:492.10
20040811-0097034

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jonathan Butler
4080 Manning Hollow
Pegram,Tennessee 37143

SEND TAX BILLS TO:
America's Wholesale Lender

MAP-PARCEL NUMBERS:
112-000-067.00

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, **S& B Management, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Jonathan Butler, a married man,** 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:

TRACT 1: Land in Davidson County, Tennessee, being located in that area of said County commonly referred to as the 9th Civil District and being a portion of Tract or Lot No. 4 in the Travis and Lewis Land Company 's unrecorded subdivision of small farms and being a part of the land which was acquired by Associates Financial services Company of TN, Inc. from said Travis and Lewis Land Company by deed dated May 14, 1957 and of record in Book 2647, Page 563, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Roy W. Evans and wife, by Associates Financial Services Company of TN, herein by deed dated June 2, 1960 (Book 3074, Page 192) and reclaimed from them by foreclosure proceeding as set out in Trustee's deed of Claude Callicott, Trustee, dated February 26, 1962 (Book 3343, Page 342).Notwithstanding obvious errors in the description contained in said deeds of conveyance, a correct description contained in said deeds of conveyance, a corrected description of the tract herein conveyed is taken from a resurvey of said Tract or Lot 4 made June 4, 1973 by Ronald A. Ramsey, Registered Professional Engineer, and by survey of John Kohl, Surveyor, dated April 2, 1981, as follows:

Beginning at an iron pin in the southerly margin of Manning Hollow Road, this being the northwesterly, corner of said lot, and now designated as No. 26 Manning Hollow Road, Pegram, Tennessee, 37143, thence generally in a Southerly direction 1290 feet more or less, to an iron pin or concrete monument, this being the Southwesterly corner , thence in a southeasterly direction (South 59 deg. 19' East) 232 feet, more or less to an iron pin or concrete monument in the southeasterly corner, thence generally in a northerly direction 1300 feet, more or less to an iron pin or monument in the southerly margin of manning Hollow Road, thence with the southerly margin of said road North 57 deg. 15' West 95.9 feet, North 61 deg. 15' West 100 feet and North 69 deg. 15' west 13.1 feet to the point of beginning. excluded from the foregoing description is that portion of said Tract or Lot 4 which was conveyed to Larry D. Drake, Sr, et ux herein by deed from H.H. Loftis and wife,

dated May 25, 1966, of record in book 4020, page 697, of Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. in Travis and Lewis Land Company's Subdivision of Small Farms, not of record, described partly according to a survey made by John M. Sullivan, Engineer, May 11, 1957, as follows:

Beginning on the southerly margin of Manning Hollow Road at the corner of Tracts Nos. 3 and 4, being the northeast corner of the property conveyed to J.W. Hunter and wife, thence with the lines between Tracts 3 and 4, Southerly 605 feet, thence easterly 110 feet, thence northerly 595 feet to the southerly margin of Manning Hollow road; thence with the same westerly 105 feet to the beginning.

Being the same property conveyed to Bank One, National Association, as Trustee's Deed of record at Instrument No. 20021010-0124009, Register's Office for Davidson County, Tennessee, dated September 26, 2002.

Being the same property conveyed to S&B Management, Inc. by Warranty Deed from Bank One, National Association, as Trustee of record at Instrument No. 20040123-0008872, Register's Office for Davidson County, dated January 13, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all visible easements 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 2004, 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 4080 Manning Hollow, Pegram,Tennessee 37143.

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 6th day of August, 2004.

S& B Management, Inc.

By: _____

Its: PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, David R Brown, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself to be the President, of S&B Management , Inc., and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this 6th day of August, 2004.

Notary Public
My commission expires: 1/4/08

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

H. Anthony Duncan

11006-BW