WARRANTY DEED

G-CD-04-8193

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

AFFIX SEAL

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Butler	FRANKLIN AMERICAN MORTGAGE	
8193 Boone Trace (ADDRESS)	501 CORPORATE CENTRE DR. #400 (NAME) (ADDRESS)	126-15-B-281 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL JASON SHIPP AND WIFE, RACHEL A. SHIPP AND WAYMON SHIPP, JR. AND WIFE, DIANNE M. SHIPP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKE BUTLER AND KAYCE BUTLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 61, SECTION FOUR, LEXINGTON POINT SUBDIVISION Planned Unit Development, as shown on plat of record in Instrument No. 20020116-0006343, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Jason Shipp, a married man and Rachel A. Shipp, his wife, and Waymon Shipp, Jr. a married man, and Dianne M. Shipp, his wife, by Warranty Deed executed October 11, 2002 and filed for record on October 17, 2002 in Instrument Number 20021017-0127516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20020116-0006343; 20001018-0103445; 20010522-0052909; 20020214-0019754; 20020219-0021061; 20001020-0104424; 20020729-0090372; 20020729-0090373, Register's Office for Davidson County , Tennessee.

unimproved ( )
This is improved (X) property, known as 8193 Boone Trace, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of November, 2004.

X _____
Michael Jason Shipp

X Rachel A. Shipp
Rachel A. Shipp

X Waymon Shipp Jr
Waymon Shipp, Jr.

X Dianne M. Shipp
Dianne M. Shipp

Davidson County DEEDWARR
Recvd: 11/19/04 12:17 2pgs
Fees:13.00 Taxes:628.63

20041119-0139116

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Jason Shipp and Rachel A. Shipp, and Waymon Shipp, Jr. and Dianne M. Shipp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903