ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Paul A. Burke	United Financial Mortgage Corp.	
		MAP and PARCEL
3218 Priest Woods Drive	815 Commerce Drive, Suite 100	108-16 274
Nashville, TN 37214	Oak Brook, IL 60523	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda Tippitt, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Paul A. Burke, an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56B, Zone Lot Division, Lots Nos. 56, 65, 66, 67, Section 4, of Lakeview Hills Subdivision, of record in Plat Book 6250, Page 265, amending Plat Book 5200, Page 642, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Linda Tippitt by Quitclaim Deed dated May 31, 2002, from Cindy S. Smith, Trustee, of record in Instrument No. 20020531-0066142, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3218 Priest Woods Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 5200, Page 642, as amended in Book 6250, Page 265, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 6431, Page 298, said Register's office.

James G. Tippitt, spouse of Linda Tippitt, joins in this Warranty Deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

Davidson County DEEDWARR
Recvd: 02/18/05 11:46 2 pgs
Fees:13.00 Taxes:333.00
20050218-0018683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $90,000.00

Affiant

Subscribed and sworn before me this 18th day of February, 2005.

My Commission Expires: 1/28/2006

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **February, 2005**.

Linda Tippitt

James G. Tippitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Linda Tippitt and husband, James G. Tippitt,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **18th** day of **February, 2005**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28, 2006

File No. 0501-009.wd