0406931

BOOK 10818 PG 326

REFERENCE

98 MAR -3 AM 9:39

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **27th** day of **February, 1998** between **Butler Construction, LLC ,** GRANTOR, and **Melissa J. Davis, unmarried**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 238 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, page 885, 886, and 887, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Butler Builders, LLC by Special Warranty Deed from T & T Parters, a Texas general partnerhip of record in Book 10665, page 836, Register's Office for Davidson County, Tennessee. Said property having since been conveyed to Butler Construction, LLC by Quitclaim Deed from Butler Builders, LLC of record in Book 10818, page 324, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6900, page 885, 886, and 887, Register's Office for Davidson County, Tennessee.

Subject to Hickory Woods Homeowners Association By-Laws of record in Book 7932, page 648; Book 9616, page 470; Book 9616, page 477; Book 9678, page 213; and Book 9764, page 44, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7823, page 857; Book 7857, page 94; Book 7876, page 75; and Book 9678, page 187, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set its hand and seal this day and year first above written.

WITNESSES

Butler Construction, LLC

Jerry Butler by Jerry Butler

Jerry Butler, Managing Partner

Irene as attorney in fact

COUNTY OF DAVIDSOn
STATE OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Butler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her/self to be the Managing Partner of the Butler Construction, LLC, and that he/she as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the by him/herself as Managing Partner. Witness my hand and official seal this27th day of February, 1998.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSOn
STATE OF TENNESSEE

On 27th day of February, 1998, before me personally appeared Jennifer R. Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jerry Butler as his/her/their attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said Jerry Butler. Said Power of Attorney being record in Book 10818, page 325, Register's Office for said County and State.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/99

COUNTY OF DAVIDSOn
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $123,600.00

Melissa J. Davis
Affiant

Subscribed and sworn before me this 27th day of February, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/99

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

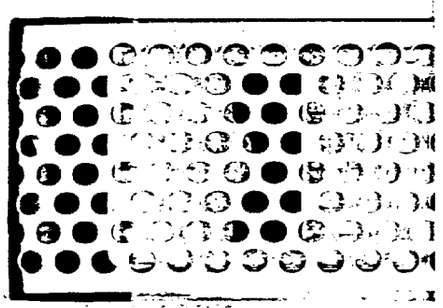
Address of New Owner:
Melissa J. Davis
301 Rocky Top Court
Antioch, Tennessee 37013

Send Tax Bills To:
Volunteer Trust Company
1501 Hatcher Lane
Columbia, Tennessee 38402

Map & Parcel No.
Map 176-5-B Parcel 140

Mail

0011 03/03 0101 03CHECK 465.32



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10818 PG 328

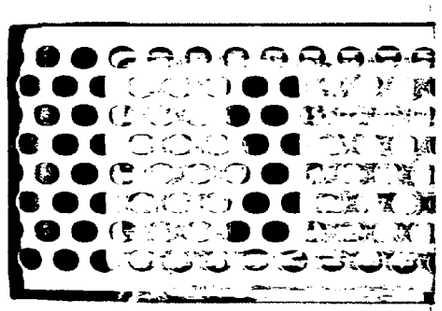
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125600.00
CON TX 457.32
PRFEE 1.00
WDEED 8.00
TOTAL 466.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 466.32

03/03/98 01 07:38 0001 0011



0406931

IDENTIF. ← REFERENCE

98 MAR -3 AM 9:39

No. 1260452