0434051

IDENTIF. & REFERENCE

BOOK 10917 PG 487

98 MAY -5 PM 3:49

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **30th** day of **April, 1998** between **Butler Construction, LLC** , GRANTOR, and **Troy A. Cooper, and wife, and Lisa R. Cooper**, as GRANTEEs.

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 265, Section C, Hickory Woods of record in Plat Book 6900, pages 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 Partners, I 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 recorded simultaneously herewith.

Subject to any and all easements and/or setback lines of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee

Subject to by laws of record in Book 7932, page 648, as corrected in 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 amended and re-stated restrictive covenants of record in 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 Grantees, their heirs and assigns, forever; and we do covenant with said Grantees 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 Grantees, their 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 his/her hand and seal this day and year first above written.

WITNESSES

_____

_____

Jerry Butler & Jennifer Pierce

Butler Construction, LLC,

as attorney in fact

_____

BOOK 10917 PG 488

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Butler Construction, LLC, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this30th day of April, 1998.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESSEE

On 30th day of April, 1998, before me personally appeared Jennifer 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 10911, page 486, Register's Office for said County and State.

Katherine C Faulkner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11.28.98

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $126,650.00

Affiant

Subscribed and sworn before me this 30th day of April, 1998

Katherine C Faulkner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11.28.98

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

Address of New Owner:
Troy A. Cooper
5321 Sunnyvale Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Volunteer Trust Company
1501 Hatcher Lane
Columbia, Tennessee 38401

Map & Parcel No.
Map 176-5-B Parcel 161

3155 05/05 0101 03CHECK 477-

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

RECEIVED OF _____

FOR _____

BOOK 10917 PG 489

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 126650.00
CON TX 468.60
PRFEE 1.00
WDEED 8.00
TOTAL 477.60
CHECK 477.60

05/05/98 01 15:52 0001 3155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434051
IDENTIF. & REFERENCE

98 MAY -5 PM 3:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289216