BOOK 11235 PAGE 426

MAIL ENV.

98 DEC -3 PM 3:37

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05204450

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **25th** day of **November, 1998** between **Butler Construction, LLC** , GRANTOR, and **Raymond D. Banegas, 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:

Land in Davidson County, Tennessee, Being Lot No. 119, on the Plan of Hickory Woods Estates, Section C, of record in Book 6900, page 884-887, 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 Construction, LLC by Quitclaim Deed from Butler Builders, LLC of record in Book 11065, page 143, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6900, page 884-887, Register's Office for Davidson County, Tennessee.

Subject to and all easements and/or restrictions of record in the 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.

Subject to by-laws of Hickory Woods Homeowners Association 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.

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, Managing Partner

Pierce 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 this25th day of November, 1998.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESSEE

On 25th day of November, 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 11235, page 425, 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 $115,211.00

Affiant

Subscribed and sworn before me this 25th day of November, 1998

5382 12/03 0101 03CHECK 437.28

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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

Address of New Owner:
Raymond D. Banegas
225 Wildgrove Court
Antioch, Tennessee 37013

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

Map & Parcel No.
Map 176-5-B Parcel 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 428

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115211.00
CON TX 426.28
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 437.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 437.28

12/03/98 01 15:36 0001 5382

0520450
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:37

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380395