BOOK 11272 PAGE 827

98 DEC 30 AM 10:32

0530558

[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **28th** day of **December, 1998** between **Butler Construction, LLC** , GRANTOR, and **John Lee, Jr. and Darlene Lee, Married**, as GRANTEEs.

WITNESSETH, 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. 175 Meadow Woods, 2nd Revision, Phase 1, of record in Plat Book 9700, page 570, 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 Warranty Deed from Sanders and McCrary Joint Venture of record in Book 10780, page 883, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee.**

**Subject to restrictions of record in Book 10666, page 748, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the 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 its hand and seal this day and year first above written.

WITNESSES

Butler Construction, LLC

Jerry Butler, Managing Partner

COUNTY OF DAVIDSON
STATE OF TENNESSEE

BOOK 11272 PAGE 828

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 this28th day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESSEE

On 28th day of December, 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 11272, page 826, Register's Office for said County and State.

NOTARY PUBLIC

BETH PICCIONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires Nov 30 2002

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $115,900.00

Affiant

Subscribed and sworn before me this 28th day of December, 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:
John Lee, Jr.
1505 Laurel Oak Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel No.
Map 164-12 Parcel 47

**OFFICIAL RECEIPT**
**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11272 PAGE 829

| | | | | | |
|---|---|---|---|---|---|
| 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 | | CFEE - COMPUTER FEE | | PRFEE - PROBATE FEE | |

0530558

IDENTIFICATION REFERENCE

98 DEC 30 AM 10:32

REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1403514