BOX 17

BOOK 11319 PAGE 118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,400.00

John M Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF January 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Groves	same	MAP 176-5-B
(NAME)	(NAME)	
205 Wildgrove Court		PARCEL 19CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		2D77808
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Butler Construction, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Groves and wife, Lori Carter-Groves

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 114 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Butler Construction, LLC by deed from Butler Builders, LLC of record in Book 11065, page 143, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9678, page 187; Bylaws of record in Book 7932, page 648 and corrected at Book 9616, page 470; Book 9616, page 477; Book 9678, page 213; and Book 9764, page 44, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 205 Wildgrove Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of January, 19 99

Butler Construction, LLC
By: Jerry Butler by M Norris Jenkins attorney-in-fact
Jerry Butler, Manager
By M. Norris Jenkins by Power of Attorney

recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 20, 1999, before me personally appeared M. Norris Jenkins to me known to be the person who executed the foregoing instrument in behalf of Jerry Butler, Manager, and acknowledged that he executed same as the free act and deed of said Jerry Butler for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1999.

My Commission Expires:

11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

054307 1
IDENTIF. ↑ REFERENCE
99F66
FEB -1 AM 10:57
REGISTER
DAVIDSON COUNTY, TN.
02/01 0101 03CHECK 508.28
9521

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11319 PAGE 120

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

CAMT
134400.00
CON TX 497.28
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 508.28
CHECK 508.28
02/01/99 01 10:55 0001 9521

0543071
IDENTIFICATION REFERENCE
99 FEB -1 AM 10:57
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418887