[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **25th** day of **March, 1999** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Charles Gerald Richardson and Carolyn Ann Richardson, Married ,** as GRANTEEs

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

**Being Lot No. 42 on the Plan of Section One, Peninsula Point, a PUD, of record in Book 9700, page 98, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete legal description.**

**Being a portion of the same property conveyed to Butler Builders, LLC by Quitclaim Deed from Butler Development, LLC of record in Book 10674, page 579, Register's Office for Davidson County, Tennessee. Said Lot No. 42 Penninsula Point having since been conveyed to Jerry Butler Builders, LLC by quitclaim deed of recorded simultaneously herewith.**

**Subject to all matters of record in Plat Book 9700, page 98, 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.**

**Subject to restrictive covenants of record in Book 9943, page 908, 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(s), 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever sued, 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,** Grantor s hereunto set grantor's hand(s) and seal this **25th** day of **March, 1999.**

**Jerry Butler Builders, LLC**

Jerry Butler by

**Jerry Butler Managing Partner**

Carolyn Timmons

Todd in fact

0566630

IDENTIFICATION REFERENCE

99 MAR 29 AM 10:49

County of Davidson

State of Tennessee

On the 25th day of March, 1999, 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 on behalf of Jerry Butler, as his/her attorney in fact and acknowledged that Jennifer Pierce executed the same as the free act and deed of the said Jerry Butler. Said Power of Attorney being recorded in Book 11403, page 630, Register's Office for said County and State.

Tammy Wyaunn Potts
NOTARY PUBLIC

MY COMMISSION EXPIRES:

TAMMY WYAUNN POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires Nov. 30, 2002

My Commission Expires Nov. 30, 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $145380

Jennifer Pierce
Affiant

Subscribed and sworn before me this 25th day of March, 1999.

Tammy Wyaunn Potts
NOTARY PUBLIC

MY COMMISSION EXPIRES:

TAMMY WYAUNN POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires Nov. 30, 2002

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**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

**Address of New Owner**
Charles Gerald Richardson
3352 Milbridge Drive
Antioch, Tennessee 37013

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

**Map & Parcel Number:**

Map 137-13-A Parcel 42

# OFFICIAL RECEIPT

**BILL GARRETT**

*REGISTER OF DAVIDSON COUNTY*

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

**BOOK 11403 PG. 633**

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0566630

IDENTIFICATION REFERENCE

[illegible]:29 PM 10:49

[illegible]

143360.00

[illegible] TX 537.91

PRFEE 1.00

[illegible] 8.00

CFEE 2.00

TOTAL 548.91

[illegible] 548.91

[illegible] 01 10:48 0001 4462

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

**No.** 1443531