BOX 60 R.O.D.C.T.

BOOK 11461 PG. 57

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:
Jerry Butler Builders, LLC
5068 Murfreesboro Road
Lavergne, TN 37086

Send Tax Bills To:
Owner

Map-Parcel Nos.
See legal description below

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 270,000.00 .

Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 19th day of APRIL, 1999.

Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HICKORY HIGHLANDS, LL C, a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to JERRY BUTLER BUILDERS, LLC, a Tennessee limited liability company ("Grantee") its successors and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 10, Lot No. 11, ~~and Lot No. 23~~, on the Plan of Hickory Highland Place, Phase Two, of record in Book 9700, page 681, Register's Office for Davidson County, Tennessee,
AND
Land in Davidson County, Tennessee being Lot No. 52, Lot No. 53, and Lot No 73 Lot No. 55, Lot No. 59, Lot No. 60, Lot No. 61, Lot No. 62, Lot No. 63 and Lot No. 65, Phase Three, of record in Book 9700, page 798, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Hickory Highlands, LLC, a Tennessee limited liability company, by deed from Harding University, Inc., of record in Book 9777, page 9, and by deed of record in Book 10216, page 467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) Property Taxes for 1999 and subsequent years to the Metropolitan Government of Nashville and Davidson County, Tennessee, not yet due and payable. 1998 property taxes are paid; (b) All matters shown on the Plans of record in Plat Book 9700, page 681, and Plat Book 9700, page 798, Register's Office, Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restrictions, of record in Book 11103, page 990, and Book 11306, page 572, Register's Office for Davidson County, Tennessee; (d) A sewer easement of record in Book 10868, page 886, and 10868, page 923, Register's Office for Davidson County, Tennessee; (e) All matters of public record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved property known as:
Lot 10 - 4425 Kevinwood Court - - Tax Map/Parcel for 1999 is 163-01- 2DX10481
Lot 11 - - Tax Map/Parcel for 1999 is 163-01-
Lot 13 - - Tax Map/Parcel for 1999 is 163-01-
Lot 52 - 4324 Winton Drive - Tax Map/Parcel for 1999 is 163-02-5 2DX10710
Lot 53 - 4320 Winton Drive - Tax Map/Parcel for 1999 is 163-02-6 2DX10711
Lot 55 - 4312 Winton Drive - - Tax Map/Parcel for 1999 is 163-02-8 2DX10713
Lot 59 - 4301 Winton Drive - Tax Map/Parcel for 1999 is 163-02-11 2DX10716
Lot 60 - 4305 Winton Drive - - Tax Map/Parcel for 1999 is 163-02-12 2DX10717
Lot 61 - 4309 Winton Drive - Tax Map/Parcel for 1999 is 163-02-13 2DX10718
Lot 62 - 4313 Winton Drive - Tax Map/Parcel for 1999 is 163-02-14 2DX10719
Lot 63- 4317 Winton Drive - Tax Map/Parcel for 1999 is 163-02-15 2DX10720
Lot 65 - 5101 Highlands Drive - Tax Map/Parcel for 1999 is 163-02-17 2DX10722

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to JERRY BUTLER BUILDERS, LLC, its successors and assigns forever.

AND the Grantor does hereby covenant with JERRY BUTLER BUILDERS, LLC, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said JERRY BUTLER BUILDERS, LLC, and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 19th day of April, 1999.

GRANTOR:

Hickory Highlands, LLC, a Tennessee limited liability company

By: Lyman T. Davis Chief Manager
Lyman T. Davis, Chief Manager

By: Patrick J. McGuigan
Patrick J. McGuigan, Secretary

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Lyman T. Davis, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Chief Manager of Hickory Highlands, LLC, a Tennessee limited liability company, the within named bargainor, and that he as Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Lavergne, Tennessee, this 19th day of APRIL, 1999.

Barbara S. Lamb
Notary Public

My Commission Expires:

July 15, 2001

BARBARA S. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON CO.

99 APR -4 PM 12:34
REGISTER
RUTHERFORD COUNTY, TN.
RECEIVED FOR RECORD
04/04/99 1010.00
CHECK 1010.00

0582271
INSTRUMENT NUMBER

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11461 PG. 59

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

05822711

IDENTIFICATION REFERENCE

99 MAY -4 PM 12:34

ALL TAXES PAID
DAVIDSON COUNTY, TN.

CAMT
270000.00
CON TX 999.00
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1010.00
CHECK 1010.00

05/04/99 01 12:38 0001 1060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455750