BOOK 11542 PAGE 824

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# WARRANTY DEED

**This Indenture** made this **23rd** day of **June, 1999** between **Jerry Butler Builders, LLC, , GRANTOR,** and **Howard F. Franklin and Sue E. Franklin, Married** , as GRANTEES

WITNESSETH, 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. 54 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 Development, LLC by Deed from Pinnacle Point LTD of record in Book 9789, page 995, Register's Office for Davidson County, Tennessee.**

**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.**

0097 06/25 0101 CHECK 548.91

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 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,** Grantor s hereunto set grantor's hand(s) and seal this **23rd** day of **June, 1999.**

**Jerry Butler Builders, LLC**

Jerry Butler by

**Jerry Butler Managing Partner**

Jennifer Lucas as

Atty in Fact

County of Davidson

State of Tennessee

On the 23rd day of June, 1999, before me personally appeared Jennifer R. 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 R. Pierce executed the same as the free act and deed of the said Jerry Butler. Said Power of Attorney being recorded in Book _____, page _____, Register's Office for said County and State.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TAMMY WYNN FOTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
Nov. 30, 2002

**********

County of Davidson

State of Tennessee

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

Affiant

Subscribed and sworn before me this 23rd day of June, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
May 20, 2002

**********

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

**Address of New Owner**
Howard F. Franklin
3349 Milbridge Drive
Antioch, Tennessee 37013

**Send Tax Bills to:**
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044-0963

**Map & Parcel Number:**

Map 137-13-A Parcel 54

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11542 PAGE 826

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

0603869

IDENTIFICATION REFERENCE

99 JUN 25 AM 10:26

REGISTER'S OFFICE

| | |
|---|---|
| CAMT | |
| | 145380.00 |
| CON TX | 537.91 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 548.91 |
| CHECK | 548.91 |

06/25/99 01 10:32 0001 4093

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

**No.** 1482600