WARRANTY DEED

BOOK 11557 PAGE 224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 1999

Notary Public

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

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
Edgar F. Siquenza	Franklin American Mortgage	MAP 163-1
(NAME)	(NAME)	
5008 Highlander Drive	501 Corporate Center Drive #400	PARCEL 48
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	2DX09971
(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, Jerry Butler Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edgar F. Siquenza and Katrina M. Beltran

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:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Hickory Highland Place, Phase I, as of record in Plat Book 9700, page 189, 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 the same property conveyed to Jerry Butler Builders, LLC by deed from Butler Construction, LLC of record in Book 11557, page 221, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 10421, page 239, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 189, said Register's Office.

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

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

7577 07/02 0101 03CHECK 481.64

unimproved ( )
This is improved (X) property, known as 5008 Highlander Drive, 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 30th day of June, 1999

Jerry Butler Builders, LLC
By:
Jerry Butler, Manager
By M. Norris Jenkins ATTY IN FACT
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 _____.

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 _____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 30, 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 30th day of June, 1999.

My Commission Expires:

11/24/2001

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

Lauri A. Beasley
Notary Public

99 JUL -2 PM 5:03
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
06007505
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11557 PAGE 226

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

0607505
IDENTIF. ↑ REFERENCE

99 JUL -2 PM 5:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	127200.00
CON TX	470.64
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	481.64

CHECK 481.64

07/02/99 01 17:05 0001 7977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486382