U6238877

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PREPARED BY AND RETURN TO:

PICK-UP

LENDER'S TITLE & ESCROW LLC
501 Corporate Centre Drive, Suite 460
Franklin, TN 37067
Ph. (615) 778-9255 Fax (615) 778-9015

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John D. & Mandy M. Myers 1012 Pin Oak Drive Antioch, TN 37013	Chase Manhattan Mortgage Corp. P.O. Box 11740 Monroe, LA 71211-1740

TAX MAP - PARCEL NUMBERS: 164-12-0-004.00

WARRANTY DEED

BOOK 11617 PAGE 996

THIS DEED, made and entered into this the 6th day of August, 1999, by and between **BUTLER CONSTRUCTION LLC**, hereinafter referred to as **GRANTOR**, and **JOHN D. MYERS** and wife, **MANDY M. MYERS**, hereinafter referred to as **GRANTEE**;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 4 on the Plan of First Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700 at page 519 amended in Plat Book 9700 570, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING A PORTION OF THE PROPERTY CONVEYED to Butler Construction, LLC, by Warranty Deed from Sanders and McCrary Joint Venture and recorded in Book 10780, page 883, said Register's Office.

5624 08/13 0101 03CHECK 452.78

This is improved property known as: 1012 Pin Oak Drive
Antioch, Tennessee 37013

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for itself, its successors and assigns, do further covenant that it is lawfully seized and possessed of the property hereby conveyed; has a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and it does execute such further assurances of title as may be reasonably required, and will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1999 are a lien against the property herein conveyed, but are not currently due or payable, which the Grantee shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

GRANTORS:

BUTLER CONSTRUCTION LLC

By: _____
M. Todd Jackson
Attorney in Fact

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STATE OF TENNESSEE DAVIDSON COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named M TODD JACKSON, with whom I am personally acquainted and who acknowledged that he is the Attorney in Fact for BUTLER CONSTRUCTION LLC, and as such Attorney in Fact is authorized by BUTLER CONSTRUCTION, LLC, to executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of August, 1999.

My commission expires:
3/17/2002

_____
Notary Public (Seal)

STATE OF TENNESSEE DAVIDSON COUNTY

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of August, 1999.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 6th day of August, 1999.

My commission expires:
3/17/2002

_____
Notary Public (Seal)

99-1-195

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0623877

IDENTIF. ↑ REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	119400.00
CON TX	441.78
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	452.78
CHECK	452.78

08/13/99 01 08:52 0001 5624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503788

VOID

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