Instr:200002010010123 Page: 1 OF 2
REC'D FOR REC 02/01/2000 8:29:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1016.76

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Jerry Butler Builders, LLC 5068 Murfreesboro Road Lavergne, TN 37086	Owner	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 $ 274,800.00 .

Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 10th day of January, 2000.

Notary Public

NOTARY PUBLIC LAMB - TENN - WILLIAMSON CO

****

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. 80, Lot No. 81, Lot No. 82, Lot No. 83, Lot No. 84, Lot No. 85, Lot No. 108, Lot No. 109, Lot No. 136, Lot No. 137, Lot No. 138, and Lot No. 139, on the Plan of Hickory Highland Place, Section Two, Phase One, of record in Instrument #199912230306510 and #199912230306511, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

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 10216, page 467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) Property Taxes for 2000 and subsequent years to the Metropolitan Government of Nashville and Davidson County, Tennessee, not yet due and payable; (b) All matters shown on the Plan of record in Instrument ##199912230306510 and #199912230306511, Register's Office, Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restrictions, of record in in Book 10421, page 239, Book 11103, page 990, Book 11306, page 572, and Book 11667, page 310, 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.

This is unimproved property known as:
Lot 80 - Tax Map/Parcel for 2000 is 163-02-29
Lot 81 - Tax Map/Parcel for 2000 is 163-02-30
Lot 82 - Tax Map/Parcel for 2000 is 163-02-31

Lot 83 - Tax Map/Parcel for 2000 is 163-02-32
Lot 84 - Tax Map/Parcel for 2000 is 163-02-33
Lot 85 - Tax Map/Parcel for 2000 is 163-02-34
Lot 108 - Tax Map/Parcel for 2000 is 163-02-57
Lot 109 - Tax Map/Parcel for 2000 is 163-02-58
Lot 136 - Tax Map/Parcel for 2000 is 163-02-59
Lot 137 - Tax Map/Parcel for 2000 is 163-02-60
Lot 138 - Tax Map/Parcel for 2000 is 163-02-61
Lot 139 - Tax Map/Parcel for 2000 is 163-02-62

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 10th day of January, 2000.

GRANTOR:

Hickory Highlands, LLC, a Tennessee limited liability company

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

ATTEST:

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

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, Barbara S. Lamb 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 10th day of January, 2000.

My Commission Expires:

July 15, 2001

Barbara S. Lamb
Notary Public

