Book 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,000.00**

Gretchen E. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF FEBRUARY, 2000**

Angela M. Lake
Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 2-19-2002

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

Instr:200004030033251 Page: 1 OF 2
REC'D FOR REC 04/03/2000 5:18:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $484.70

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen E. Brown	**Chase Manhattan Mortgage Corporation**	**163-2-4**
(NAME)	(NAME)	
5029 Highlander Drive	**343 Thornall Street**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Edison, NJ 08837**	
(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 **Gretchen E. Brown, a single woman**, 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. 51 on the Plan of Hickory Highland Place, Phase 3 of record in Plat Book 9700, Page 798, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry Butler Builders, LLC by deed being recorded simultaneously herewith.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jerry Butler Builders, LLC by Lori Holloway as Jerry Butler Builders, LLC Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith.

unimproved
This is improved X property, known as **5029 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 **our hands** this **29th day of February, 2000**.

Jerry Butler Builders, LLC

By: Lori Holloway

Lori Holloway, Atty-in-fact

Attest:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2000 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of Jerry Butler Builders, LLC, and acknowledged that she executed the same as the free act and deed of the said Jerry Butler Builders, LLC, through Power of Attorney granted her, by the said Jerry Butler Builders, LLC.

Angela M Lake

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RFORD CO., TENN

My Commission Expires 2-19-2002

Commission Expires: