Instr:20000417003812S Page: 1 OF 2
REC'D FOR REC 04/17/2000 10:41:41AM
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 11th day of April, 2000.

Notary Public

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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, LLC, 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. 23 on the Plan of Hickory Highland Place, Phase Two, of record in Book 9700, page 681, Register's Office for Davidson County, Tennessee,
AND
Land in Davidson County, Tennessee being Lot No. 86, Lot No. 87, Lot No. 88, Lot No. 89, Lot No. 90, Lot No. 102, Lot No. 103, Lot No. 104, Lot No. 105, Lot No. 106, and Lot No. 107, 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, and on the Plan of Record in Plat Book 9700, page 681, 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 23 - Tax Map/Parcel for 2000 is 163-01-22.00 known as 4208 Kevinwood Court
Lot 86 - Tax Map/Parcel for 2000 is 163-02-35.00 located on Winton Drive. (number not assigned)
Lot 87 - Tax Map/Parcel for 2000 is 163-02-36.00 located on Winton Drive (number not assigned)
Lot 88 - Tax Map/Parcel for 2000 is 163-02-37.00 located on Winton Drive (number not assigned)
Lot 89 - Tax Map/Parcel for 2000 is 163-02-38.00 located on Winton Drive (number not assigned)
Lot 90 - Tax Map/Parcel for 2000 is 163-02-39.00 located on Winton Drive (number not assigned)
Lot 102 - Tax Map/Parcel for 2000 is 163-02-51.00 located on Winton Drive (number not assigned)
Lot 103 - Tax Map/Parcel for 2000 is 163-02-52.00 located on Winton Drive (number not assigned)
Lot 104 - Tax Map/Parcel for 2000 is 163-02-53.00 located on Winton Drive (number not assigned)
Lot 105 - Tax Map/Parcel for 2000 is 163-02-54.00 located on Winton Drive (number not assigned)
Lot 106 - Tax Map/Parcel for 2000 is 163-02-55.00 located on Winton Drive (number not assigned)
Lot 107 - Tax Map/Parcel for 2000 is 163-02-56.00 located on Winton Drive (number not assigned)

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 11 th day of April, 2000.

GRANTOR:

Hickory Highlands, LLC, a Tennessee limited liability company

By: Lyman T. Davis

Lyman T. Davis, Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, , 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 11th day of April, 2000.

My Commission Expires:

July 15, 2001

Barbara S Lamb

Notary Public

