Instr:200005020044064 Page: 1 OF 2
REC'D FOR REC 05/02/2000 2:58:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $571.28

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **28th** day of **April, 2000** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Todd E. Ausbrooks and wife, Pamela Ausbrooks ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 60 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jerry Butler Construction, Inc. by Quitclaim Deed from Butler Development, LLC of record in Instrument Number 199912280307027, Register's Office for Davidson County, Tennessee. Said Jerry Butler Construction, Inc having since conveyed its interest to Jerry Butler Builders, LLC by Quitclaim Deed recorded simultaneously herewith.

Subject to all matters of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 9943, page 908, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 3373 Milbridge Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **April, 2000.**

Jerry Butler Builders, LLC

Attorney in Fact

County of Davidson

State of Tennessee

On the 28th day of April, 2000, before me personally appeared Jennifer R. Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerry Butler, Managing Partner for Jerry Butler Builders, LLC, as his/her attorney in fact and acknowledged that Jennifer R. Pierce executed the same as the free act and deed of the said Jerry Butler, Managing Partner for Jerry Butler Builders, LLC. Said Power of Attorney being recorded in Book __**__, page __**__, Register's Office for said County and State.

**recorded simultaneously herewith

NOTARY PUBLIC

MY COMMISSION EXPIRES: ________

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 23, 2003

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $154400

Affiant

Subscribed and sworn before me this 28th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ________

My Commission Expires May 28 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Todd E. Ausbrooks
3373 Milbridge Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:

Map 137-13-A Parcel 60