Instr:200005310054174 Page: 1 OF 2
REC'D FOR REC 05/31/2000 3:15:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **26th** day of **May, 2000** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Phyllis L. Callahan and husband, Herbert Ray Garrett ,** 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:

**Land in Davidson County, Tennessee, Being Lot No. 20 on the Plan of Peninsula Point Phase 3, Section 3, of record in Plat Book 11700, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being a portion of the same property conveyed to Jerry Butler Builders, LLC by Quitclaim Deed from Butler Development, LLC of record in Book 11753, page 552, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 11700, page 32, Register's Office for Davidson County, Tennessee.**

**Subject to restrictions of record in Book 9942, page 908; Book 10973, page 39; Book 11181, page 371; and instrument number 20000410035892, 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 3776 Waterford Way, 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 **26th** day of **May, 2000.**

**Jerry Butler Builders, LLC**

**Jerry Butler Managing Partner**

County of Davidson

State of Tennessee

On the 26th day of May, 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:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $155000

Affiant

Subscribed and sworn before me this 26th day of May, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

**********

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

**Address of New Owner**
Phyllis L. Callahan
3776 Waterford Way
Antioch, Tennessee 37013

**Send Tax Bills to:**
Volunteer Trust Mortgage Corporation
301 S. Perimeter Park Drive Suite 125
Nashville, Tennessee 37211

**Map & Parcel Number:**

Map 137-13-O-A Parcel 20