Davidson County DEEDWARR
Recvd: 11/09/00 14:23 2pgs
Fees:11.00 Taxes:583.68
20001109-0111664

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **2nd** day of **November, 2000** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Juan D. Gipson and wife, Sandra A. Gipson ,** 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. 25, on the Plan of Peninsula Point, Phase Three, Section Three, 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 501 Waterford Place, 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 **2nd** day of **November, 2000.**

Jerry Butler Builders, LLC

Jerry Butler by

Jerry Butler, Managing Partner

Jennifer K Pierce Att'y-in-fact

County of Davidson

State of Tennessee

On the 2nd day of November, 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

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

MY COMMISSION EXPIRES: _____

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $157750

Affiant

Subscribed and sworn before me this 2nd day of November, 2000.

NOTARY PUBLIC

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

AUBORN L. HAGER III NOTARY PUBLIC Expires 003

MY COMMISSION EXPIRES: _____

****

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

Address of New Owner
Juan D. Gipson
501 Waterford Place
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-O-A Parcel 26