20-1-010

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 01/23/01 11:38 2pgs
Fees:11.00 Taxes:471.38

20010123-0006881

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **January, 2001** by and between **Jerry Butler Builders, LLC** , herein after referred to as GRANTOR, and **Robert J. Zavala and wife, Tricia J. Zavala** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Meadow Woods Subdivision, Sectin 2, of record in Plat Instrument Number 200003090024168, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jerry Builders, LLC by deed from Butler Development, LLC of record in Book 11511, page 370, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 617 Big River Run, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jerry Butler Builders, LLC
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **16th** day of **January, 2001** before me personally appeared M. Todd Jackson 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 Builders, LLC, and acknowledged that he/she executed the same as the free act and deed of said M. Todd Jackson.

Witness my hand, at office, this **16th** day of **January, 2001.**

Notary Public

My Commission Expires: [illegible] 2001

Name and Address of Property Owner:
Robert J. Zavala and Tricia J. Zavala
617 Big River Run, Antioch, TN 37013

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

Map & Parcel: 164-16-O-A-034.00 co

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$127,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **January, 2001.**

Notary Public

My Commission Expires: [illegible] 2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-010