Davidson County DEEDWARR
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Fees:11.00 Taxes:567.58

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WARRANTY DEED

This Indenture made this **23rd** day of **April, 2001** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Dennis R. Grubbs and wife, Victoria P. Grubbs ,** 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. 37, Phase III, Section III, Peninsula Point of record in Plat Book 11700, page 32, Register's Office for Davidson County, Tennessee.

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 99432, page 287, 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 3817 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 **23rd** day of **April, 2001.**

Jerry Butler Builders, LLC

_____

Jerry Butler Managing Partner

_____

_____

Attorney in Fact

County of Davidson

State of Tennessee

On the 23rd day of April, 2001, 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, 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. 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 $153400

Affiant

Subscribed and sworn before me this 23rd day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

My Commission Expires March 29, 2003

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

Address of New Owner
Dennis R. Grubbs
3817 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 Group 13-0-A Parcel 37