Davidson County DEEDWARR
Recvd: 06/06/01 14:01 2pgs
Fees:11.00 Taxes:548.34
20010606-0059338

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WARRANTY DEED

This Indenture made this **24th** day of **May, 2001** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Venatte L. Dudley, an unmarried woman ,** 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. 106 on the Plan of Hickory Highlands Place, Section 2, Phase 1 of record in Instrument No. 199912230306510, and Instrument No. 199912230306511, 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 Warranty Deed from Hickory Highlands, LLC of record in Instrument No. 20000417003812S, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument No. 199912230306510, and Instrument No. 199912230306511, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10421, page 239, Book 11103, page 990, Book 11667, page 310, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance to Metro for Sewer and Water of record in Book 10868, page 886, Book 10868, page 923, Book 8287, page 97, 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.

Subject to HOA Dues.

Improved property knowned as 4433 Winton 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 **24th** day of **May, 2001.**

Jerry Butler Builders, LLC

Jerry Butler by

Jerry Butler Managing Partner

Jennifer L. Lucas as Atty in fact

County of Davidson

State of Tennessee

On the 24th day of May, 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 X, page X, Register's Office for said County and State. X Recorded Simultaneously herewith. as Instrument # 200106060059337

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-30-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $148200

Venatte L Dudley
Affiant

Subscribed and sworn before me this 24th day of May, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-30-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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

Address of New Owner
Venatte L. Dudley
4433 Winton Drive
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 163 Group 2 Parcel 55