21-1364

Davidson County DEEDWARR
Recvd: 07/02/01 19:10 2pgs
Fees:11.00 Taxes:537.80

20010702-0070196

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **May, 2001** by and between **JERRY BUTLER BUILDERS, LLC** , herein after referred to as GRANTOR, and **MARCEL E MONTPETIT** , 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:

BEING Lot 130, Meadow Woods, Section 3, a plat of which is of record in Instrument No. 20009210094039, Register's Office for Davidson County, Tennessee to which plat reference is made for a more complete description thereoof.

~~**Being part of the same property conveyed to Butler Developers, LLC by Deed from Sanders and McCrary Joint Venture, a Tennessee Joint Venture, of record in Book 11056, page 887, Register's Office for Davidson County, Tennessee.**~~

Being the same property conveyed to Jerry Butler Builders, LLC by Quitclaim from Butler Developers, LLC being recorded simultaneously with Deed of Trust said REGISTERS OFFICE, in instrument # _____ and or Book _____ Page _____ of said Registers Office.

This is improved/unimproved property known as: 820 STONE FLOWER COURT, ANTIOCH, TN 37013

#20010702-0070195

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.

Susan Matlock POA

SUSAN MATLOCK
Signature of Seller

On this **4th** day of **May, 2001** before me personally appeared Susan Matlock, 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 Susan Matlock

Witness my hand, at office, this **4th** day of **May, 2001.**

Notary Public

My Commission Expires: 11/18/01

Name and Address of Property Owner:
MARCEL E MONTPETIT
820 STONE FLOWER COURT, ANTIOCH, TN 37013

Send Tax Statements to:
Bank of America - NPC
PO BOX 2334, Brea, Ca 92822

MAP & PARCEL 164-16-0-A 072.00 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 **$145,350.00** 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 **4th** day of **May, 2001.**

Notary Public

My Commission Expires: 11/18/01

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-364