21-1008

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

Davidson County DEEDWARR
Recvd: 11/19/01 11:24 2pgs
Fees:13.00 Taxes:463.98
20011119-0126392

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **October, 2001** by and between **Jerry Butler Builders, LLC** , herein after referred to as GRANTOR, and **Artemio Santamaria and Emilia Crescencio** , 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. 123 on the Plan of Meadow Woods, Section 3, of record in Plat No. 2000-092100-94039, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Butler Developers, LLC by deed from Sanders & McCrary Joint Venture, a Tennessee joint venture of record in Book 11056, page 887, and by quitclaim deed from Butler Developers, LLC to Jerry Butler Builders, LLC of record in Instrument No. 20011119-0126391, **said Register's Office.**

This is improved/unimproved property known as: 1608 Chestnut Oak Drive, 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 Davidson)

On this **29th** day of **October, 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 , 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 **29th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/23/05

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Artemio Santamaria and Emilia Crescencio
1608 Chestnut Oak Drive, Antioch, TN 37013

Send Tax Statements to:
Transland Financial
2700 Westhall Lane Suite 210, Maitland FL 32751-7294

MAP AND PARCEL--164-160-A-065.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 **$125,400.00** 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 **29th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/23/05

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

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