Davidson County DEEDWARR
Recvd: 12/11/01 13:07 2pgs
Fees:13.00 Taxes:548.34
20011211-0136606

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **5th** day of **December, 2001** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Cesar Munoz, a married man ,** 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:

Being Lot No. 135 on the Plan of Hickory Highlands, Section Two, Phase Two of record in Instrument Number 20010608-0060706, 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 Book Instrument Number 20010731-0080982, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument Number 200106080060706, 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; Book 11306, page 572; and Instrument Number 20000201-0010122, 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 4505 Highland Ridge 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 **5th** day of **December, 2001.**

Jerry Butler Builders, LLC

Jerry Butler Managing Partner

County of Davidson

State of Tennessee

On the 5th day of December, 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, 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. Said Power of Attorney being recorded in Book **, page **, Register's Office for said County and State.

**INSTRUMENT NUMBER 20011211-0136605

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

****

County of Davidson

State of Tennessee

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

Affiant

Subscribed and sworn before me this 5th day of December, 2001.

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

MY COMMISSION EXPIRES:

****

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

Address of New Owner
Cesar Munoz
4505 Highland Ridge Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Countrywide Home Loans
7105 Corporate Drive PTX 910
Plano, Texas 75024

Map & Parcel Number:

Map 163-2 Parcel 88