Davidson County DEEDWARR
Recvd: 02/11/02 11:06 2pgs
Fees:13.00 Taxes:466.94

20020211-0017852

22-1-033

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 **31st** day of **January, 2002** by and between **Jerry Butler Builders LLC** , herein after referred to as GRANTOR, and **Jose A. Lopez** , herein after referred to as GRANTEE.

WITNESSETH: 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 72 of Meadow Woods Subdivision, Section 4, of record in Instrument No. 20010605-0058115, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete descriiption of said lot.
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, said Register's Office. By Quitclaim Deed of even date being recorded simultaneously herewith in Instrument No. 20020211-0017850, subject property is vested in Jerry Butler Builders, LLC.

This is improved/unimproved property known as: 1521 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

JERRY BUTLER BUILDERS LLC
By: Jerry Butler, Chief Manager
By: Susan Matlock **Attorney in Fact**

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **31st** day of **January, 2002** 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 Jerry Butler Builders, LLC

Witness my hand, at office, this **31st** day of **January, 2002.**

Notary Public

My Commission Expires: May 23 2005

Name and Address of Property Owner:
Jose A. Lopez
1521 Chestnut Oak Drive, Antioch, TN 37013

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Send Tax Statements to:
Transland Financial Services, Inc.
2700 Westhall Lane, Suite 210, Maitland, FL. 32751

MAP AND PARCEL--164-145.00

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 **$126,200.00** 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 **31st** day of **January, 2002.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE TENNESSEE

RETURN TO:

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