21-1290

Davidson County DEEDWARR
Recvd: 03/06/02 14:04 2pgs
Fees:13.00 Taxes:491.18
20020306-0028224

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 **1st** day of **February, 2002** by and between **Jerry Butler Builder** , herein after referred to as GRANTOR, and **Christopher Kniffin and Stephanie Kniffin** , 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:

LAND in Davidson County, Tennessee, being Lot No. 62 on the plan of Meadow Woods, Section Four, of record in Instrument No. 2001 060500 58115, said Register's Office, to which plan reference is made for a more complete description.
BEING the same property conveyed to Butler Developers, LLC by deed from Sanders and McCrary Joint Venture, of record in Book 10823, page 722, and Book 11056, page 887, said Register's Office. By Quitclaim Deed being recorded simultaneously herewith in Instrument No. 20020306-0028223 **, subject property is vested in Jerry Butler Builders, LLC.**

This is improved/unimproved property known as: 1505 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
By: Jerry Butler, Chief Manager
By: M. Todd Jackson, Attorney in Fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **1st** day of **February, 2002** 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 JERRY BUTLER

Witness my hand, at office, this **1st** day of **February, 2002.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Christopher Kniffin and Stephanie Kniffin
1505 Chestnut Oak Drive, Antioch, TN 37013

Send Tax Statements to:
SUNTRUST MORTGAGE, INC.
201 4TH AVENUE NORTH, 7TH FLOOR, NASHVILLE, TN 37219

MAP AND PARCEL--164-160-A-098.00 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 **$132,750.00** 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 **1st** day of **February, 2002.**

Notary Public

My Commission Expires: May 23, 2005

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