Return to:
LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9055

22-1-167

Davidson County DEEDWARR
Recvd: 04/09/02 09:19 2pgs
Fees:13.00 Taxes:510.60
20020409-0043210

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 **27th** day of **March, 2002** by and between **Jerry Butler Builders, LLC** , herein after referred to as GRANTOR, and **Rogelio Garcia** , 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 **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Lot 51, on the plan of Meadow Woods, Section 4, of record in Instrument No. 2001 060500 58115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Butler Developer, LLC. by Warranty Deed from Sanders and McCrary Joint Venture of record in Book 10823, page 722, and Book 11056, page 887, being further conveyed to Jerry Butler Builders LLC. by Quitclaim Deed being recorded simultaneously herewith Instrument No. 20020409-0043209, Register's Office for said County.

This is improved/unimproved property known as: 1712 Birdsong Chase, Nashville, 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
Susan Matlock, POA

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Jerry Butler Builders, LLC** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **March, 2002.**

Notary Public

My Commission Expires: 9/24/05

Name and Address of Property Owner:
Rogelio Garcia
1712 Birdsong Chase, Nashville, TN 37013

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Send Tax Statements to:
Suntrust Mortgage Inc.
201 4th Avenue North, 7th Floor, Nashville, TN 37219

MAP AND PARCEL--164-160-A-087.00 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 **$138,000.00** 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 **27th** day of **March, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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