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Davidson County DEEDWARR
Recvd: 05/28/02 13:40 2pgs
Fees:13.00 Taxes:821.40
20020528-0064350

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Jerry Butler Builders, LLC 5068 Murfreesboro Road Lavergne, TN 37086	Owner	Part of Map 163-2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $222,000.00

Affiant

My Commission Expires:

August 3, 2005

Subscribed and sworn to before me this 8th day of May, 2002.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HICKORY HIGHLANDS, LL C, a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to JERRY BUTLER BUILDERS, LLC, a Tennessee limited liability company ("Grantee") its successors and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 140, Lot No. 141, Lot No. 142, Lot No. 143, Lot No. 144, Lot No. 145, Lot No. 155, Lot No. 156, Lot No. 157, Lot No. 158, Lot No. 159, and Lot No. 162 on the Plan of Hickory Highland Place, Section Two, Phase Three, of record in Instrument No. 20020315-0032956, Register's Office for Davidson County, Tennessee, reference to said plat is made for a more complete description thereof.

BEING part of the same property conveyed to Hickory Highlands, LLC, a Tennessee limited liability company, by deed from Harding University, Inc., of record in Book 10216, page 467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) Property Taxes for 2002 and subsequent years to the Metropolitan Government of Nashville and Davidson County, Tennessee, not yet due and payable; (b) All matters shown on the Plan of record in Instrument No. 20010608-0060706, Register's Office, Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restrictions, of record in Book 10421, page 239, Book 11103, page 990, Book 11306, page 572, and Book 11667, page 310, Book 1999 12230306511, Instrument No. 20000201-0010122, Register's Office for Davidson County, Tennessee; (d) A sewer easement of record in Book 10868, page 886, and 10868, page 923, Register's Office for Davidson County, Tennessee; (e) All matters of public record.

This is unimproved property located on Highlander Drive, Davidson County, TN.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to JERRY BUTLER BUILDERS, LLC, its successors and assigns forever.

AND the Grantor does hereby covenant with JERRY BUTLER BUILDERS, LLC, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said JERRY BUTLER BUILDERS, LLC, and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 8th day of May, 2002.

GRANTOR:

Hickory Highlands, LLC, a Tennessee limited liability company

By: _____
Lyman T. Davis, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Lyman T. Davis, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Chief Manager of Hickory Highlands, LLC, a Tennessee limited liability company, the within named bargainor, and that he as Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 8th day of May, 2002.

My Commission Expires:

August 3, 2005

_____
Notary Public