Davidson County DEEDWARR
Recvd: 09/17/02 13:08 2pgs
Fees:13.00 Taxes:469.53
20020917-0113243

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WARRANTY DEED

This Indenture made this **16th** day of **August, 2002** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Jacquelyn A. Boyd, an unmarried woman ,** 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:

Lot No. 46, Meadow Woods, Section Four, recorded in Instrument #200106050058115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Jerry Butler Builders, LLC by Quitclaim Deed from Butler Developers, LLC of record in Instrument No.20020917.0113241, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Butler Developers, LLC by Warranty Deed from Sanders & McCrary Joint Venture of record in Book 11056, page 887, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 200106050058115, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 11387, page 931, Book 4706, page 288, Book 4457, page 350, Book 6938, page 738, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Instrument No. 200108300094506, 20010911-0098356, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1528 Chestnut Oak 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 **16th** day of **August, 2002.**

Jerry Butler Builders, LLC

Jerry Butler by

Jerry Butler Managing Partner

BM Hon as atty in fact

County of Davidson

State of Tennessee

On the 16th day of August, 2002, before me personally appeared Susan Magnuson, 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 Susan Magnuson 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.

* 20020917-0113242

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $126900

Affiant

Subscribed and sworn before me this 16th day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires March 29, 2003

****

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

Address of New Owner
Jacquelyn A. Boyd
1528 Chestnut Oak Drive
Antioch, Tennessee 37013

Send Tax Bills to:
CTX Mortgage Company, LLC
P.O. Box 199114
Dallas, Texas 75219-0114

Map & Parcel Number:

164-16-0-A
082.00