Davidson County DEEDWARR
Recvd: 12/11/02 13:14 2pgs
Fees:13.00 Taxes:447.33
20021211-0153019

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WARRANTY DEED

This Indenture made this **19th** day of **November, 2002** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **James Brown,Jr. and wife, Judy Brown ,** 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:

BEING Lot No. 113, Meadow Woods,Section Three, recorded in Instrument No. 200009210094039, Register's Office for Davidson County,Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry Butler Builders by Quitclaim Deed from Butler Developers, LLC of record in Instrument No. 20021211 0153018 **, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record on plat in Instrument No. 200009210094039, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 11387, page 931, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10666, page 748, Instrument No. 200005240051988, 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 728 Post 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 **19th** day of **November, 2002.**

Jerry Butler Builders, LLC

Jerry Butler

Jerry Butler Managing Partner

By Jerry Butler as attorney in fact.

County of Davidson

State of Tennessee

On the 19th day of November, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: GINA A. MORROW NOTARY PUBLIC DAVIDSON CO., TN MY COMMISSION EXPIRES SEPT. 30 2006

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $120900

Affiant

Subscribed and sworn before me this 19th day of November, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: GINA A. MORROW NOTARY PUBLIC DAVIDSON CO., TN MY COMMISSION EXPIRES SEPT. 30 2006

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

Address of New Owner
James Brown,Jr.
728 Post Oak Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Volunteer Trust Mortgage Corporation
301 S. Perimeter Park Drive Suite 125
Nashville, Tennessee 37211

Map & Parcel Number:

Map 164 Group 16-0-A Parcel 55