Davidson County DEEDWARR
Recvd: 12/11/02 13:18 2pgs
Fees:13.00 Taxes:439.56
20021211-0153023

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WARRANTY DEED

This Indenture made this **27th** day of **September, 2002** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Mike Lamar Pipkins, an unmarried person, and Jaclyn Michelle Smith ,** 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. 139 of Section Five, Meadow Woods recorded in Plat Book 200106010058130, 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, LLC by Quit Claim Deed from Butler Development of record in Instrument No. 20021211 0153022 **, Register's Office for Davidson County, Tennessee.**

Also being the same property conveyed to Butler Developers, LLC by Warranty Deed from Sanders and 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 Instrument No. 200106010058130, Register's Office for Davidson County, Tennessee

Subject to Easements of record in Book 11387, page 31, 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, and 200109110098356, 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 812 Post Oak Drive Antioch, Tennessee.

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 **27th** day of **September, 2002.**

Jerry Butler Builders, LLC

Jerry Butler by Auborn A. Hager, IV as atty in fact

Jerry Butler Managing Partner

County of Davidson

State of Tennessee

On the 27th day of September, 2002, before me personally appeared Auborn L. Hager, III, 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 Auborn L. Hager, III 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: _____

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $118800

Affiant

Subscribed and sworn before me this 27th day of September, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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

Address of New Owner
Mike Lamar Pipkins
812 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 126.00