Davidson County DEEDWARR
Recvd: 02/18/03 13:00 2pgs
Fees:13.00 Taxes:469.53
20030218-0020866

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **4th** day of **February, 2003** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Neysa Taylor and husband, Christopher Taylor ,** 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. 149 on the Plan of Hickory Highland Place, Section 2, Phase 3, recorded in Instrument umber 200203150032956, Register's Office for Davidson County,Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Jerry Butler Builders, LLC by Warranty Deed from Hickory Highlands, LLC of record in Instrument No. 20020812-0096961, Register's Office for Davidson County, Tennessee.

This property is subject to all matters appearing on subdivision plat of record in Instrument No. 200203150032956, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 10868, page 886, Book 10868, page 923, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10421, page 239, Book 11103, page 990, Book 11306, page 572, Book 11667, page 310, Instrument No. 1999122306511, 20000201-0010122, 200205280064349, 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 5144 Highlander 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 **4th** day of **February, 2003.**

Jerry Butler Builders, LLC

Jerry Butler

Jerry Butler Managing Partner

by: Mary As
atty-in-fact

County of Davidson

State of Tennessee

On the 4th day of February, 2003, 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.

*20030218-0020865

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 3

****

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 4th day of February, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 3

****

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

Address of New Owner
Neysa Taylor
5144 Highlander Drive
Antioch, Tennessee 37013

Send Tax Bills to:
CTX Mortgage Company, LLC
216 Centerview Drive, Suite 233
Brentwood, Tennessee 37027

Map & Parcel Number:

Part of Map 163 Parcel 379