Davidson County DEEDWARR
Recvd: 02/18/03 13:03 2pgs
Fees:13.00 Taxes:454.73

20030218-0020871

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **20th** day of **January, 2003** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Gloria Jean Adams, unmarried ,** 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:

Land in Davidson County Tennessee, Being Lot 162, Hickory Highland Place, Section 2, Phase 3, 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. 20020528-0064350, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat 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 1667, page 310, Instrument Numbers 199912230306511, 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 5109 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 **20th** day of **January, 2003.**

Jerry Butler Builders, LLC

Jerry Butler

Jerry Butler Managing Partner

By: D. Mayes
Attorney in fact

County of Davidson

State of Tennessee

On the 20th day of January, 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.

✝20030218-0020870

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $122900

Affiant

Subscribed and sworn before me this 20th day of January, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

****

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

Address of New Owner
Gloria Jean Adams
5109 Highlander Drive
Antioch, Tennessee 37214

Send Tax Bills to:
CTX Mortgage Company, LLC
801 94th Avenue North
St. Petersburg, Fl 33702

Map & Parcel Number:

Part of Map 163 Group 00-0 Parcel 379