Prepared by and Return to:
EQUITY SEARCH, INC.
2323 21st Avenue South
Fifth Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/22/03 14:07 2pgs
Fees:13.00 Taxes:499.76
20030522-0070149

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# WARRANTY DEED

**This Indenture** made this **20th** day of **May, 2003** between **Jerry Butler Builders, LLC,** ,GRANTOR, and **Matthew Fortune** , 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 **TN,** to wit:

**Land in Davidson County, Tennessee, being lot numbers 117 on the plan of Hickory Highlands Place, Section Two, Phase Two, of record in Instrument No. 20010608-0060706, Register's Office for Davidson County, Tennessee, reference to said plat is made for a more complete legal description.**

**Being the same property conveyed to Jerry Butler Builders, LLC, by deed from Hickory Highlands, LLC, a Tennessee limited liability company, recorded December 28, 2002, in Instrument No. 200212280160184, Register's Office for Davidson County, Tennessee.**
**This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Instrument No. 200106080060706; Restrictive covenants of record in Book 8672, page 82; and any and all easements, right-of-ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, 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 **20th** day of **May, 2003.**

Gail Marshall agent for
**Jerry Butler Builders, LLC**
by Resolution

County of Davidson

State of Tennessee

Before me. the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gail Marshall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the of Jerry Butler Builders, LLC, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of Jerry Butler Builders, LLC by him/her self as . Witness my hand and official seal this 20th day of May, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

My Commission Expires March 31, 2007

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $135070

X Matthew John Fortune 5-20-03
Affiant

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

My Commission Expires March 31, 2007

**********

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

**Address of New Owner**
Matthew Fortune
4532 Highland Ridge
Antioch, TN 37013

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

**Map & Parcel Number:**
Map 163-2
Parcel 70