Davidson County DEEDWARR
Recvd: 07/01/03 12:56 2pgs
Fees:13.00 Taxes:462.13

20030701-0090737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2003.

Notary Public

My Commission Expires: 7/29/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, Tennessee 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cathy Ann Foster
952 Pin Oak Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
P.O. Box 9143
Des Moines, IA 50306-9143

MAP-PARCEL NUMBERS:
Map & Parcel : 164-12-0-A-002.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry Butler Builders, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Cathy Ann Foster, a married woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Weatherstone, of record at Instrument # 2002 092601 17440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being a portion of the same property conveyed to Jerry Butler Builders, LLC, by QuitClaim deed from Gail P. Pigg, Trustee, of record in Instrument # 2001 123101 44900, Register's Office for Davidson County, Tennessee, dated december 31, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record at Instrument # 20020926-0117440, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument # 20020611-0071030, Register's Office for Davidson County, Tennessee.

290-HH

290

The P.U.D. Boundary Plat of record in Plat Book recorded as Instrument # 20020718-0086527, said Register's Office .

Subject to Rights of Ingress/Egress as described within Deeds of record in Book 4457, Page 350, Book 2671, Page 127, Book 4706, Page 227, Book 11533, Page 826, and Instrumeny No. 20010403-0032129, said Register's Office.

Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

Subject to the rights of others in and to the common area/elements.

If improvements are complete after January 1 of any year, the law requires supplemental assessments for the year in which improvements are completed as defined by statue. We assume no liability for the taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-603, ct.seq.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 952 Pin 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of June, 2003.

By: _____
Jerry Butler Builders, LLC As Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry E. Rogers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Closing Agent for Jerry Butler Builders, LLC, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Closing Agent for Jerry Butler Builders, LLC.

Witness my hand and official seal this 30th day of June, 2003.

_____
Notary Public

My Commission Expires: 7/29/06

290-HH