Davidson County DEEDWARR
Recvd: 07/31/03 15:35 3pgs
Fees:18.00 Taxes:62.90

20030731-0108924

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jerry Butler Builders, LLC	Same	Map:
5068 Murfreesboro Rd.		Parcel:
Lavergne, TN 37086		

WARRANTY DEED

This Warranty Deed entered this 31 day of July, 2003;

WHEREAS, Jerry Butler Builders, LLC obtained title to the hereinafter described property by deed in accordance with the chain of title by deed dated December 18, 2001 recorded as Instrument No. 20011231-0144900;

WHEREAS, Mariel Redmond, an unmarried person, claims title to a one-half interest in the property by deed dated April 12, 1969 to her great-grandparents, Andrew King and wife, Millie King, both having since died with the survivor, Millie King, leaving her estate to her daughter Marion B. King by Will probated in 1992 as Docket No. 96598, Probate Court, Davidson County, Tennessee;

WHEREAS, by Quitclaim Deed dated February 21, 2002 and recorded in the Register's Office for Davidson county on July 16, 2002 as Instrument No. 20020716-0085770, Marion B. King conveyed all her interest in the said property to her granddaughter, Mariel Redmond;

NOW, THEREFORE, this deed is in resolution of the title conflict resolved by the parties.

In consideration of payment of $17,000.00 paid by JERRY BUTLER BUILDERS, LLC at the time of execution of this deed, the undersigned MARIEL REDMOND, an unmarried person, Grantor, conveys to the said JERRY BUTLER BUILDERS, LLC, Grantee, all her interest in the property described and identified on Exhibit A hereto attached, being a 28.80 acre tract located in the Second Civil District of Davidson County, Tennessee at Pin Hook Road in said county, together with a 50-foot ingress-egress easement.

Mariel Redmond, an unmarried person, covenants and warrants that no other person or entity claims an interest under the title chain of Andrew King and wife Millie King in or to the 28.80 acre tract which is the subject property, that she has a good right to convey said interest and that same is unencumbered, and that she will forever defend the title to said interest in said land to the said Jerry Butler Builders, LLC and its assigns against the lawful claims of all persons.

Witness my hand this 31 day of July, 2003.

MARIEL REDMOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, MARIEL REDMOND, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

NOTARY PUBLIC

My commission expires: 4-19-2004

CONNIE F. COLPET NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $17,000.00.

Sworn to and subscribed before me this 31 day of July, 2003.

NOTARY PUBLIC

My commission expires: 4-19-2004

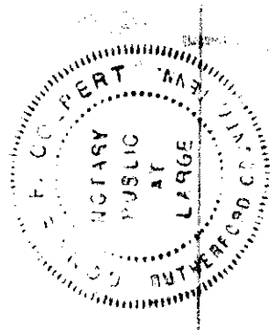


EXHIBIT A

Being a one-half undivided interest, which is Grantor's entire interest, in a 28.80 acre tract of land, and a 50-foot easement for ingress and egress, located in the Second Civil District of Davidson County, Tennessee, shown on the plat and survey made by Cummings Surveying Company, March 25, 1969, as follows:

BEGINNING at an iron pin in the northwest corner of Tract No. 1 and the northeast corner of the M.E. Gay property, as shown by deed of record in Book 1779, page 179; thence with Gay's north line, North 83 degrees 30' West 210 feet to an iron pin; thence along the east line of the property of R.M. Crichton, as of record in Book 3708, page 375, North 4 degrees 05' East 660.5 feet to an iron pin; thence along the south line of the F.M. Gray property, of record in Book 700, page 648, North 89 degrees 35' East 700 feet to an iron pin; thence North 3 degrees 15' East 266 feet to an iron pin; thence along the south line of the property conveyed to J.H. Bohner, as of record in Book 754, page 738 and property conveyed to L.E. Earls, as of record in Book 1160, page 50, South 85 degrees 30' East 728.9 feet to an iron pin; thence along the west line of the property conveyed to H.C. McClain, as of record in Book 2694, page 87, and in Book 1302, page 128, South 2 degrees 45' West 1010.9 feet to an iron pin; thence South 89 degrees 45' West 524.9 feet to an iron pin, the northeast corner of Tract No. 2; thence along the north line of Tracts Nos. 1 and 2, North 80 degrees 48' West 713.8 feet to the beginning, containing 28.80 acres, more or less.

Together with a 50-foot easement for ingress and egress from Pin Hook Road to the property above described.

Said 50-foot roadway is located between Tracts Nos. 1 and 2.

Being the same property conveyed to Andrew King and wife, Millie King, by deed from Catherine Taylor of record in Book 4326, page 297, in the Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Marion B. King by Administratrix's Quitclaim Deed of record in Book 8630, page 502, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Mariel Redmond by deed from Marion B. King and Robert Greene, Trustee, as recorded in Instrument No. 20020716-0085770, Register's Office for Davidson County, Tennessee.

Said land is known as Route #2, Box 45, Pin Hook Road, Antioch, Tennessee 37013.