Davidson County DEEDWARR
Recvd: 02/13/04 15:40 2pgs
Fees:13.00 Taxes:486.00
20040213-0017673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,350.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of January, 2004.

Notary Public

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAR. 31, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeanne B. Nix
3409 Snowglade Gap
Antioch,Tennesssee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
164-120-A-042.00CO

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** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeanne B. Nix, unmarried** 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:

Lot 42, on the plan of Weatherstone, of record in Instrument no. 20020926-017740, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jerry Butler Builders, LLC. by Deed from Timothy W. Bullington of record as Instrument No. 20011019-0114174, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003 are due and payable. 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.

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 Instrument 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 2004, 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 3409 Snowglade Gap, Antioch,Tennesssee 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 January, 2004.

Jerry Butler Builders

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 Holly Phillips, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Closing Agent for Jerry Butler Builders, LLC, and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the Closing Agent for Jerry Butler Builders, LLC.

Witness my hand and official seal this 30th day of January, 2004.

LEE GAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 31, 2007