SCOTT REZNICEK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $131,600.00 Affiant Subscribed and sworn to before me, this 19th day of February, 2004. Notary Public My commission expires: 01/16/2008

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/04/04 12:13 2pgs
Fees:13.00 Taxes:486.92

20040304-0024597

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Hawkins, Jr.	**CTX Mortgage Company, LLC**	**164-12-0-A-066.00CO**
3004 Rainstone Point	**801 94th Avenue North**	
Antioch, Tennessee 37013	**St. Petersburg, FL 33702**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jerry Butler Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Hawkins, Jr., married, and Lorenzo Hawkins, Sr. and wife, Margarett O. Hawkins

HEREINAFTER CALLED THE 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 the 1st Civil District of Davidson County, Tennessee, Being Lot #66 on the Plan of Weatherstone, a planned unit development, 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 part of the same property conveyed to Jerry Butler Builders, LLC by quitclaim deed from Gail P. Pigg, Trustee of record at Instrument #2001 123101 44900, Register's Office for Davidson County, Tennessee, dated December 18, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument # 2002 092601 17440, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument # 20020611-0071030, Register's Office for Davidson County, Tennessee.
Easement for Ingress and Egress of record in Book 4457, Page 350, Book 2671, Page 127, Book 4706, Page 227, Book 11533, Page 826, and Instrument # 20010403-0032129 Register's Office for Davidson County, Tennessee.
P.U.D. Boundary Plat of record in Plat Book Instrument # 20020718-0086527, and ammended in Instrument # 200209260-117440.
Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.
Subject to the right of others in and to the common area/elements.
Subject to the flow of any strams on and across subject property.
Any and all visible easements 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.

This is improved property known as 3004 Rainstone Point, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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

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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/our hand(s) this 19th day of February, 2004.

Jerry Butler Builders, LLC

By: _____
Henry E. Ragle, IV

Its: AGENT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON SL

Personally appeared before me, a Notary Public of said County and State, Henry E. Ragle, IV, the JERRY BUTLER BUILDERS, LLC within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/ is the AGENT of Jerry Butler Builders, LLC and who further acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2004.

_____
Notary Public

My Commission Expires: 01/16/2008

SCOTT REZNICEK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067