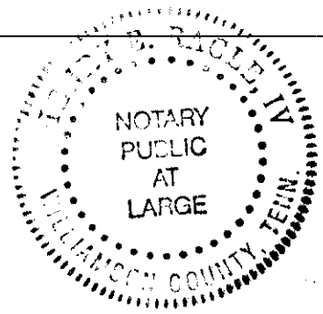



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00

x Rene M Tejada
Affiant

Subscribed and sworn to before me, this 13th day of May, 2004.

Notary Public

My commission expires: 7/17/06

Davidson County DEEDWARR
Recvd: 05/19/04 10:21 2pgs
Fees:13.00 Taxes:462.13
20040519-0058720

**THIS INSTRUMENT WAS PREPARED BY**
**McCANN & HUBBARD**
**7105 Crossroads Blvd.**
**Suite 102**
**Brentwood, Tennessee 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Rene M. Tejada** | **New Owner** | **164-12-0-A-059.00 CO** |
| **941 Pin Oak Drive** | | |
| **Antioch, Tennessee 37013** | | |

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

**Rene M. Tejada, a married man**

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 No. 59 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 in Instrument #20011231-0144900, Register's Office for Davidson County, Tennessee, dated December 18, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004 and subsequent years, a lien not yet due and payable

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 & 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 amended in Instrument #200209260-117440.

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

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

Subject to the flow of any streams on and across subject 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 941 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 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 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 13th day of May, 2004.

**Jerry Butler Builders LLC**

By: _____

Its: AGENT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, HENRY E. RIGGLE, IV, with whom I am personally acquainted, and who acknowledged that he is the AGENT of Jerry Butler Homes, LLC, a Tennessee limited liability company, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the AGENT of Jerry Butler Homes, LLC.

Witness my hand, at office, this 13th day of May, 2004.

_____
Notary Public

My Commission Expires: 01/11/2008

SCOTT REZNICEK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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