STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,700.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of September, 2004.

Notary Public

My Commission Expires: 1/1/06

WARRANTY DEED

PREPARED BY & RETURN TO:

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

Davidson County DEEDWARR
Recvd: 10/01/04 12:00 2pgs
Fees:13.00 Taxes:568.69
20041001-0118489

ADDRESS NEW OWNER(S) AS FOLLOWS:
Patricia Hixson and Mark Hixson
3117 Weatherstone Cove West
Antioch, Tn. 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
164-12-0-A-011.00CO

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., a Tennessee limited liability company,** hereinafter referred to as Grantors, hereby transfers and conveys to **Patricia Hixson, a married woman and Mark Hixson, 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:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Weatherstone, a Planned Unit Development, of record at Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING A PART OF THE SAME PROPERTY CONVEYED TO JERRY BUTLER BUILDERS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM GAIL P. PIGG, TRUSTEE, DATED DECEMBER 18, 2001, OF RECORD AT INSTRUMENT NO. 20011231-0144900 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, 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.

The P.U.D. Boundary Plat of record in Plat Book recorded as Instrument No. 20020718-0086527 and amended at Instrument No. 200209260-117440, 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 2005, 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 3117 Weatherstone Cove West, Antioch, Tn. 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 24th day of September, 2004.

Jerry Butler Builders, LLC.,
a Tennessee limited liability company

BY: _____
Lee Savario, closing 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 Lee Savario, 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 24th day of September, 2004.

_____
Notary Public

My Commission Expires: 1/9/06