STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2004.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE

WARRANTY DEED

PREPARED BY & RETURN TO:

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

Davidson County DEEDWARR
Recvd: 10/19/04 09:03 2pgs
Fees:13.00 Taxes:466.20
20041019-0125260

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sau Molina Duran and Osiris Pagoada
833 Post Oak Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 164-16-0-A-116.00CO

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, L.L.C., a Tennessee limited liability company** hereinafter referred to as Grantors, hereby transfers and conveys to **Sau Molina Duran and wife, Osiris Pagoada** 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 Davidson County, Tennessee, being Lot No. 31 on the Plan of Section Five, Meadow Woods, of record in Instrument No. 20010605-0058130, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to JERRY BUTLER BUILDERS, L.L.C. by Quitclaim Deed from BUTLER DEVELOPERS, L.L.C. of record as Instrument No. 20030317-0034794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, currently in the amount of $1,158.72 a lien not yet due and payable.

The Plan of record in Plat Instrument No. 20010605-0058130, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record as Instrument No. 20010830-0094506 and Instrument 20010911-0098356, said Register's Office.

Easement for Storm Water Detention of record in Book 11387, Page 931, said Register's Office.

Easement of record in Book 4706, Page 288, Book 4457, Page 350 and Book 6938, Page 738, said Register's Office.

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 833 Post Oak Drive, 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 28th day of September, 2004.

Jerry Butler Builders, L.L.C.,
a 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 28th day of September, 2004.

_____
Notary Public

My Commission Expires: _____

H. ANTHONY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN