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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2004.

Notary Public

My Commission Expires: 1/4/06

**WARRANTY DEED**

**PREPARED BY & RETURN TO:**

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

Davidson County DEEDWARR
Recvd: 11/04/04 14:17 2pgs
Fees:13.00 Taxes:465.83
20041104-0133303

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ruben Antonio Ortuno and Maria Alvarado Ortuno
5145 Highlander Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 163-02-0-103.00

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 TN limited liability company** hereinafter referred to as Grantors, hereby transfers and conveys to **Ruben Antonio Ortuno and wife, Maria Alvarado Ortuno** 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 Number 153 on the Plan of Hickory Highlands Place, Section Two, Phase Three, of record in Instrument No. 20020315-0032956, Register's Office for Davidson County, Tennessee, reference to said plat is made for a more complete legal description.

BEING part of the same property conveyed to JERRY BUTLER BUILDERS, LLC by Warranty Deed from HICKORY HIGHLANDS, LLC A TENNESSEE LIMITED LIABILTY COMPANY of record as Instrument No. 20040109-0003655, 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 as Plat Instrument No. 20020315-0032956, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10421, Page 239, Book 11103, Page 990, Book 11306, Page 572, Book 11667, Page 310, Instrument No. 19991223-0306511, Instrument No. 20000201-000122 and Instrument No. 20020528-0064349, said Register's Office.

Easement for Water & Sewer of record in Book 10868, Page 886, said Register's Office.

Easement for Sanitary Sewer of record in Book 10868, Page 923, 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.

This is improved property known as 5145 Highlander 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 27th day of October, 2004.

**Jerry Butler Builders, L.L.C.,**
**a TN 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 27th day of October, 2004.

_____ Notary Public

My Commission Expires: 1/4/06

