THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

Hickory Hollow Title, L.L.C.
301 S. Perimeter Park Drive. Suite 114
Nashville, TN 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Natasha Bellrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of December, 2004.

Notary Public
My Commission Expires: 1/6/07

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/28/04 15:28 2pgs
Fees:13.00 Taxes:480.63
20041228-0153258

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Bobbie D. Ramsey
917 Pin Oak Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
164-12-0-A-039.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, 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 Grantor(s), hereby transfers and conveys to **BOBBIE D. RAMSEY, unmarried and MARGUERTIE E. MCCULLOUGH, unmarried, as tenants in common with right of survivorship,** hereinafter referred to as Grantee(s), his/her/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. 39 on the Plan of Weatherstone, a Planned Unit Development, of record as Instrument No. 20020926-0117440, 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 Quiclaim Deed from Gail P. Pigg, Trustee, having full power to sell, transfer or convey without the joinder of any beneficiary of record as Instrument No. 20011231-0144900, Register's Office for Davidson County, Tennessee dated December 28, 2001.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **917 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 23rd day of December, 2004.

JERRY BUTLER BUILDERS, L.L.C., a Tennessee limited liability company

By: _____
Its: Managing 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 this 23rd day of December, 2004.

Notary Public

My Commission Expires: 1/4/06

