STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,400.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of January, 2005.

Notary Public

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/1/06

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 02/02/05 10:43 2 pgs
Fees:13.00 Taxes:441.78
20050202-0012182

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dona D. Duckworth
4852 Highlander Cove
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 163-02-0-A-008.00CO

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 **Dona D. Duckworth and husband Rocky Duckworth** 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. 171 on the plan of Hickory Highlands Place, Section 3, Phase I, of record at Instrument No. 20031014-0151901, 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 liability company of record at Instrument No. 20040128-0010571, Register's Office for Davidson County, Tennessee, dated October 29, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable. Estimated 2005 Co. Taxes 1367.13)

The Plan of record in Plat Instrument No. 20031014-0151901, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9672, Page 82, Book 11103, Page

990, and Book 11667, Page 310, said Register's Office.

Easement for Right of Way of record in Book 10421, Page 239, said Register's Office.

Easement for Water Mains of record in Book 7597, Page 679, Book 8287, Page 97, and Book 10868, Page 723, said Register's Office.

Easement for Storm Water Detention of record at Instrument No. 20021114-0141245, 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 2003, 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 4852 Highlander Cove, 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 January, 2005.

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

BY: _____
Lee Savario, closing agent

STATE OF TENNESSEE
COUNTY OF

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 January, 2005.

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 1/4/06