STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

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

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

WARRANTY DEED

PREPARED BY & RETURN TO:

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

Davidson County DEEDWARR
Recvd: 05/02/05 12:51 2 pgs
Fees:13.00 Taxes:486.55
20050502-0048505

ADDRESS NEW OWNER(S) AS FOLLOWS:
Terrance Dale Boyce and Rebekah D. Sharp
5169 Highlander Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #: 163-02-0A-033.00 CO

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 **Terrence Dale Boyce and wife, Rebekah D. Sharp** 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 #194, on the Plan of Hickory Highlands Place, Section Three, Phase 1A, of record in Plat Instrument No. 20031014-0151914, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

BEING part of the same property conveyed to JERRY BUTLER BUILDERS, LLC.,a Tennessee limited liabiltiy company by Warranty Deed from HICKORY HIGHLANDS, LLC., of record as Instrument No. 20040929-0116920, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Instrument No. 20031014-0151914, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11306, Page 572, and Instrument No. 20040109-0003658, said Register's Office.

Storm Water Detention Easement 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 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 5169 Highlander Dr. , 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 April, 2005.

Jerry Butler Builders, LLC.,

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 April, 2005.

_____

Notary Public

My Commission Expires: 12/15/07

HOLLY M. PHILLIPS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN