State of Tennessee
County of Rutherford

This actual consideration or value -- whichever is greater- is $129,900.00

Affiant

Subscribed and sworn before me this the 24th day of May, 2005.

Notary Public My Commission Expires: 3-05-06

Davidson County DEEDWARR
Recvd: 05/27/05 14:17 2 pgs
Fees:13.00 Taxes:480.63
20050527-0060294

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)
Juan J. Cruz
1704 Birdsong Chase
Antioch, Tennessee 37013

Improved Property known as:
1704 Birdsong Chase
Antioch, Tennessee 37013

Send tax bills to:
New Owner

Map 164-16-A Parcel 85

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JERRY BUTLER BUILDERS, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JUAN H. CRUZ, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Four, Meadow Woods, as of record in Instrument Number 20010605-0058115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Jerry Butler Builders, LLC by Quitclaim Deed from Butler Developers, LLC of record in Instrument Number 20030317-0034797, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20010605-0058115, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20010830-0094506 and amended in Instrument Number 20010911-0098356, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **24th day of May, 2005.**

Jerry Butler Builders, LLC

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Susan Magnuson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Jerry Butler Builders, LLC** for the purpose therein contained, and who further acknowledge him/her self to be **An Authorized Agent** and being authorized by the board of directors/principals to execute this document on behalf of **Jerry Butler Builders, LLC**

Witness my hand and official seal this **24th day** of **May, 2005.**

My Commission Expires:

3-25-06

Notary Public

Jennifer R. Pierce Notary Public At Large Davidson County Tennessee