State of Tennessee
County of **Davidson**

This actual consideration or value – whichever is greater- is **$ 154,900.00**

Affiant

Subscribed and sworn before me this the 21st **Day of June, 2006**

Notary Public
My Commission Expires 9/17/07

Davidson County DEEDWARR
Recvd: 06/30/06 08:28 2 pgs
Fees:13.00 Taxes:573.13
20060630-0078202

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Kim D. Mann **3336 Milbridge Drive** **Antioch, Tennessee 37013**	**3336 Milbridge Drive** **Antioch, Tennessee 37013**	**New Owner**

Map 137 Group 13-0-A Parcel 46-CO

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

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

KIM D. MANN, 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:

Being Lot No. 46, on the Plan of Peninsula Point, Section 1, of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry Butler by Quitclaim Deed from Jerry Butler Construction, Inc. of record in Instrument # 20060630-0078201, Register's office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 98, of record in Register's Office for Davidson County, Tennessee.

Subject to Pud Boundary of record in Plat Book 9700, page 22, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement of record in Book 342, page 600, Register's Office for Davidson County, Tennessee.

General Warranty, Flowage and Roadway Easement of record in Book 3910, page 247, Book 3975, page 452, Book 3852, page 639, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9943, page 908, Register's Office for Davidson County, Tennessee.

Subject to any Easement and/or Restriction 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 21st **Day of June, 2006**

Jerry Butler

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 21st **Day** of **June, 2006**, before me appeared

Jerry Butler

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public