Davidson County DEEDWARR
Recvd: 01/02/07 08:33 3 pgs
Fees:18.00 Taxes:321.90
20070102-0000081

PREPARED BY & RETURN TO:
TRANSCONTINENTAL TITLE CO.
206 PRINCETON RD. STE. 41
JOHNSON CITY, TN 37601

45008

WARRANTY DEED

THIS INSTRUMENT, made and entered into on this the 15th day of December, 2006, by and between JERRY BUTLER BUILDERS, INC., A Tennessee Corporation, Party of the First Part, and RONALD COHEN, AN UNMARRIED MAN, Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, his heirs and assigns, the following described real estate:

SITUATED in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

FOR DESCRIPTION OF PROPERTY, SEE EXHIBIT "A", WHICH IS ATTACHED HERETO.

TAX MAP 108 **, GROUP** 16 **, PARCEL** 044.00

This conveyance is made subject to all valid restrictive covenants and easements, if any, which may be apparent from an inspection of the premises.

TO HAVE AND TO HOLD unto the said Party of the Second Part, his heirs and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Party of the Second Part, his heirs and assigns, that he is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that he, the Parties of the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto caused its name to be signed hereto by and through its duly authorized officer on the day and date first above written.

LINDA DAVIS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

JERRY BUTLER BUILDERS, INC.

BY: Jerry Butler
PRESIDENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared Jerry Butler, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of JERRY BUTLER BUILDERS, INC., a corporation, and that he/she as such President, being authorized to so do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such President.

Witness my hand and official seal at office in the State and County aforesaid on this the 15th day of December, 2006.

Linda Davis
NOTARY PUBLIC

My Commission Expires: 10/08/08

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is grater, is $87,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Ronald Cohen
AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 15th day of December, 2006.

Linda Davis
NOTARY PUBLIC

LINDA DAVIS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My Commission Expires: 10/08/08

Name and Address of Property Owner:
Ronald Cohen
1316 Priestwoods Court Nashville TN 37214

Name and Address of the Person or Entity Responsible for the Payment Of the Real Property Tax:
Ronald Cohen
1316 Priestwoods Court Nashville TN 37214

EXHIBIT "A"

25-00045008

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 22-A ZONE LOT DIVISION, LOTS 22 AND 23, LAKEVIEW HILLS, NO. 22-B, ON THE PLAN OF LAKEVIEW HILLS, 23-A ON THE PLAN OF LAKEVIEW HILLS AND 23-B ON THE PLAN OF LAKEVIEW HILLS, PLAT BOOK 5800, PAGE 391, 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, INC., BY QUITCLAIM DEED FROM JERRY BUTLER, DATED OCTOBER 28, 1994 AND RECORDED NOVEMBER 4, 1994 IN BOOK 9512, PAGE 448, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.