Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/12/01 09:48 3pgs
Fees:15.00 Taxes:703.00
20010212-0013257

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marie J. Butner** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **George Hinkle and wife, Janet Hinkle** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of Feb, 2001.

Marie J. Butner
Marie J. Butner

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Marie J. Butner,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 8th day of Feb, 2001.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE Commission exp. 8-19-2001

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Mary K. Tyler
Affiant

Subscribed and sworn to before me this 8th day of Dec., 2001.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission Exp. 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 84-14-74.00

ADDRESS NEW OWNER:
199 Theodore Road
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

2-010088

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 138 on the plan of Walnut Grove, as of record in Book 2133, Page 87, in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Dewey A. Butner and wife Marie J. Butner by Warranty Deed dated January 23, 1987 and recorded Janaury 26, 1987 in Book 7117, Page 291, Register's Office for Davidson County, Tennessee. The said Dewey A. Butner is now deceased.

This conveyance is subject to easements and/or setback lines of record in Plat Book 2133, Page 87 in Register's Office for said County.