This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Davidson County DEEDWARR
Recvd: 03/01/01 11:29 3pgs
Fees:15.00 Taxes:388.50
20010301-0019078

Christine Machicao et al

TO: Marie J. Butner
107 Westerly Dr.
Nashville, TN 37221

MAP: 142-7A

PARCEL: 107

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($105,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, we, **Christine Machicao**, unmarried, and **Carlos H. Machicao** and wife, **Dorothy L. Machicao**, Grantors herein; have bargained and sold and by these presents do convey unto Marie J. Butner, Grantee herein, her heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Unit No. 107 of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6772, page 257, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed for a more complete identification and description of said unit.
>
> AND BEING the same property conveyed to Christine Machicao, unmarried, and Carlos H. Machicao and wife, Dorothy L. Machicao, by deed from Lori L. McCaffery and Grace A. McCaffery, of record at Book 10580, page 632, Register's Office for Cheatham County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 24th day of February, 2001.

Christine Machicao
CHRISTINE MACHICAO

Carlos H. Machicao POA Dorothy Machicao
CARLOS H. MACHICAO

Dorothy L. Machicao
DOROTHY L. MACHICAO

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CHRISTINE MACHICAO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 24th day of February, 2001.

NOTARY PUBLIC

My commission expires: 8/19/01

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DOROTHY L. MACHICAO, to me known to be person who executed the foregoing instrument in behalf of CARLOS H. MACHICAO and who acknowledged that she executed the same as the free act and deed of the said CARLOS H. MACHICAO.

Witness my hand and seal at office this 24th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 8/19/01

STATE OF Tenn.

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DOROTHY L. MACHICAO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 24th day of February, 2001.

NOTARY PUBLIC

My commission expires: 8/19/01

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Marie J Butner
Grantee

SWORN to and subscribed before me
this the 29th day of December, 2001.

NOTARY PUBLIC

My commission expires: 8/12/04