Davidson County DEEDWARR
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Fees:11.00 Taxes:395.90
20010529-0055414

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

Marie J. Butner

TO: Alma Jean Rucker
107 Westerly Drive
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 SEVEN THOUSAND AND NO/100 DOLLARS ($107,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, I, **Marie J. Butner**, Grantor herein; have bargained and sold and by these presents do convey unto **Alma Jean Rucker**, 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 Marie J. Butner by deed from Christine Machicao, et al. of record as Instrument No. 20010301-0019078, Register's Office for Davidson 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. I do covenant with Grantee that I am 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. I do further covenant and bind myself and my 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 25th day of May, 2001.

Marie J. Butner
MARIE J. BUTNER

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARIE J. BUTNER, 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 25th day of May, 2001.

NOTARY PUBLIC

My commission expires: 8/19/04

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Alma Jean Rucker
Grantee

SWORN to and subscribed before me

this the 25th day of May, 2001.

NOTARY PUBLIC

My commission expires: 3-23-2002