28-B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 06/05/01 16:47 5pgs
Fees:23.00 Taxes:359.27
20010605-0058615

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of May, 2001, by and between DOUGLAS A. BUTLER, THOMAS E. BUTLER, WILLIAM R. BUTLER, JAMES Y. BUTLER and ROBERT S. BUTLER, hereinafter called Grantors, and ROBERT H. LEWIS, JR., UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DOUGLAS A. BUTLER, A MARRIED MAN, THOMAS E. BUTLER, A MARRIED MAN, WILLIAM R. BUTLER, A MARRIED MAN, JAMES Y. BUTLER, A MARRIED MAN, and ROBERT S. BUTLER, A MARRIED MAN, Grantors, do hereby bargain, sell, transfer and convey unto ROBERT H. LEWIS, JR., UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is ~~an~~ improved property known as 4892 CLARKSVILLE PIKE, WHITES CREEK, TN 37189. AHB WRB JEB JCB RSB

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors make oath and state that the herein property is not the principal residence of the Grantors or their spouses or any dependants and is not made to defeat the rights of any third party.

WITNESS the hands and seals of Grantors on the day and year first above written.

Douglas A Butler
DOUGLAS A. BUTLER
Signature of Seller

Thomas E. Butler
THOMAS E. BUTLER
Signature of Seller

William R Butler
WILLIAM R. BUTLER
Signature of Seller

James Y. Butler
JAMES Y. BUTLER
Signature of Seller

Robert S Butler By William R Butler P.O.A.
ROBERT S. BUTLER
Signature of Seller

EXHIBIT 'A'

A certain tract or parcel of land located in the 24th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the northerly margin of U.S. Highway No. 112, 775 feet easterly from the southwest corner of the tract of land owned by W.H. (Herman) Thompson, said point being also the southeast corner of the property conveyed to Douglas A. Butler and wife, by deed from J.W. Jobbs and wife, of record in Book 2291, page 369, Register's Office for Davidson County, Tennessee; thence leaving said Highway and with the eastern boundary line of said Butler property, North 35 deg. east 400 feet; thence south 55 deg. east 100 feet; thence south 35 deg. west 400 feet to the northerly margin of said Highway; thence with the northerly margin of said Highway, north 55 deg. West 100 feet to the beginning.

Being a portion of the same property conveyed to L.W. Butler and wife, Mary Butler, by WARRANTY DEED from ELLIS P. JAKES, UNMARRIED, of record in BOOK 3377, PAGE 319, Register's Office for DAVIDSON County, Tennessee. L.W. Butler having since died, the property vested by operation of law in his surviving spouse, Mary Butler. Mary Butler has since died on 5-23-2000, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, in Will Book 235, page 717, the property was devised to Douglas A. Butler, Thomas E. Butler, William R. Butler, James Y. Butler and Robert S. Butler, the Grantors herein.

EXHIBIT 'B'

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 48, PARCEL 032).

2. Sanitary Sewer Easement of record in Book 9190, page 258, Register's Office for Davidson County, Tennessee.

State of Tennessee:

County of Davidson:

Comes the undersigned sellers and depose and state the following:

1. MARY Butler died on ~~5-23-2000~~ 5-23-2000, a resident of Davidson County, Tennessee;

2. Her next of kin and heirs were:
DOUGLAS
Thomas
William
JAMES
Robert

3. She died Testate _____;

4. We, the undersigned hold harmless _____ and _____ from any loss or damage which may arise as a result of the Estate of MARY Butler, deceased, not having been closed or all of the taxes, debts and inheritance tax of said Estate not having been paid.

This 30th day of May, 2001.

Douglas A Butler

William R Butler

Robert S Butler By William R Butler

James D. Butler

SWORN TO AND Subscribed before me this 30TH day of May, 2001

Denise C. Allis

Notary Public

My comm exp: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DOUGLAS A. BUTLER**, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 30 day of May, ~~199~~ 2001

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **THOMAS E. BUTLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **30th** day of **May, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIAM R. BUTLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **30th** day of **May, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JAMES Y. BUTLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **30th** day of **May, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **May, 2001** before me personally appeared WILLIAM R. BUTLER, A/K/A WILLIAM ROSS BUTLER, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT S. BUTLER, and acknowledged that he/she executed the same as the free act and deed of said ROBERT S. BUTLER.

Witness my hand, at office, this **30th** day of **May, 2001.**

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT H. LEWIS, JR., UNMARRIED

4892 CLARKSVILLE PIKE
WHITES CREEK, TN 37189

Property Address:

4892 CLARKSVILLE PIKE
WHITES CREEK, TN 37189

Person Responsible for Taxes:

Map & Parcel #: MAP 48, PARCEL 032

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$97,100.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **May, 2001.**

Notary Public

SHIRLEY LOBSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6.24.01

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115