WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 08:59 2pgs
Fees:13.00 Taxes:333.00

20011009-0109657

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Michael P Butterworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September, 2001

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: MAY 1, 2004
(AFFIX SEAL)

Notary Public

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL P. BUTTERWORTH	GMAC MORTGAGE CORPORATION	Map 062-13
(NAME)	(NAME)	
1414 Cardinal Avenue	P.O. Box 780	Parcel 031.00
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37216	Waterloo, IA 50704-0780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES W. BUTTERWORTH AND WIFE, CYNTHIA C.BUTTERWORTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL P. BUTTERWORTH AND WIFE, CRYSTAL H. BUTTERWORTH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the northerly one-half of Lot No. 7, Block "B" on the plan of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for said County, described as follows:

Said part of Lot No. 7 fronts 50 feet on the westerly margin of Cardinal Avenue, formerly Martha Avenue, and extends back between parallel lines 175 feet to a dead line in the rear.

BEING the same property conveyed to James W. Butterworth and wife, Cynthia C. Butterworth by Deed from Melvin Harrington and wife, Janice Harrington, of record in Book 6884, Page 680, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 1414 Cardinal Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of September, 2001

James W. Butterworth
JAMES W. BUTTERWORTH

Cynthia C. Butterworth
CYNTHIA C.BUTTERWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. BUTTERWORTH AND WIFE, CYNTHIA C.BUTTERWORTH

the bargainor s, 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 NASHVILLE, Tennessee, this 28th day of September, 2001.

Commission expires _____

Notary Public

JIM VANDEROOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public