Davidson County DEEDWARR
Recvd: 01/08/02 14:48 2pgs
Fees:13.00 Taxes:403.30
20020108-0002946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of January, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Colleen K. Tew
122 McCall Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
1st Trust Bank For Savings
5109 Peter Taylor Park
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
133-030-121.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan Butts and wife, Kimberly J. Butts** hereinafter referred to as Grantors, hereby transfers and conveys to **Colleen K. Tew, a single woman** hereinafter referred to as 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 Lot No. 3 on the plan of Glencoe Acres, Section I, of record in Book 1835, Pages 137 and 138, Register's Office for said County.

SAID Lot No. 3 fronts 75.0 feet on the northerly margin of McCall Street (formerly Antioch Pike), and extends back 293.4 feet on the easterly line and 291.0 feet on the westerly line to a broken line to a broken line in the rear, measuring 97.4 feet thereon.

Being the same property conveyed to Bryan Butts and wife, Kimberly Jane Butts by Warranty Deed from Curtis K. Abdo and wife, Eve Abdo of record in Book 10529, Page 919, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2088, Page 534, and Book 2105, Page 633, Register's Office for Davidson County, Tennessee.

Any matters that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 122 McCall Street, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 4th day of January, 2002.

Bryan Butts

Kimberly J. Butts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Butts and wife, and Kimberly J. Butts, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of January, 2002.

Notary Public

8-14-05
My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN MY COMMISSION EXPIRES AUG. 14, 2005

04379-BP