Davidson County DEEDWARR
Recvd: 03/05/02 08:49 3pgs
Fees:18.00 Taxes:105.45
20020305-0027185

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Frank Davenport	New Owner	Map 072-11-0
1006 Mitchell Street		Parcel 173.00
Greenbrier, TN 37073		26B 10999

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Christine Butts, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Frank Davenport, a married person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Montgomery Heights, as of record in Book 332, page 47.

Said Lot No. 19 fronts 50 feet on the northerly side of Highland Avenue and runs back between parallel lines, 220 feet to an alley.

Being the same property conveyed to Theodore Butts and wife, Christine Butts by deed from Joseph S. Jackson, unmarried of record in Book 4434, page 775, said Register's Office for Davidson County, Tennessee. Theodore Butts died on May 1, 1977 and upon his death, title was vested in Christine Butts as the sole surviving tenant by entirety.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 332, page 47, said Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers to Metropolitan Nashville of record in Book 4218, page 552, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1421 Monetta Avenue, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $28,500.00.

Frank Davenport

Affiant

Subscribed and sworn to before me this 28th day of February, 2002.

Notary Public

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of February, 2002.

Christine Butts

Christine Butts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **28th** day of **February, 2002**, before me personally appeared Christine Butts, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of **February,** 2002.

Notary Public

My Commission Expires: 9.24.2005