This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

NEW OWNER:

Kristin K. Butler
4114 Westlawn Drive
Nashville, TN 37211

SEND TAX BILL TO:

Owner

MAP & PARCEL:

103 08 0 273.00

Davidson County DEEDWARR
Recvd: 04/04/02 10:34 2pgs
Fees:13.00 Taxes:481.00

20020404-0041080

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Justin R. Matthews and wife, Jodi M. Matthews,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Kristin K. Butler,** a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of The Resubdivision of the Easterly Part of Lot No. 349, West Lawn Subdivision, of record in Book 3842, page 142, RODC, TN, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Justin R. Matthews and wife, Jodi M. Matthews by deed from Jewell Clark Crandall and Jane Clark Williams Robinson, heirs of Elmer C. Allen, deceased, and wife Ethel C. Allen, also deceased, of record in Instrument No. 200006050055466, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2002 county taxes a lien, not yet due and payable.
2. Subject to any and all building and zoning regulations of city, county and state.

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

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

12438.2002/MS

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.

This improved property is known as:

4114 Westlawn Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 28th DAY OF MARCH, 2002, IN FRANKLIN, TENNESSEE.

Justin R. Matthews

Jodi M. Matthews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Justin R. Matthews and wife, Jodi M. Matthews, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of March, 2002.

Notary Public

NICHOLAS SHELTON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

My Commission Expires: 3/26/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of March, 2002, in Franklin, Tennessee.

Notary Public

NICHOLAS SHELTON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

My Commission Expires: 3/26/07