Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/22/02 12:26 2pgs
Fees:13.00 Taxes:329.30
20020422-0049408

New Owners & Send Tax Bills to:
Brian C. Simmons and wife, Amie L. Simmons
1015 Glendale Lane
Nashville, TN 37204
Send Tax Bills to Same Address
Map/Parcel 119-14-0 196.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of April, 2002 between

William B. Lamb, Executor of the Estate of Alma Elizabeth Butler a/k/a Bettye Lamb Butler
Party of the first part and

Brian C. Simmons and wife, Amie L. Simmons
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, as follows:

Being Lot No. 10 on the Plan of Mashburn Heights, Section 2, as of record in Book 1835, page 93, Register's Office for said County, and described as follows:

Beginning at a point in the Southerly margin of Mashburn Drive at the corner of Lot Nos. 10 and 11; thence with the line between said two lots Southwardly 153 feet; thence North 88 deg. 08' West 106.3 feet to the Easterly margin of Selena Drive; thence with said Drive Northwardly 127.28 feet to the beginning of a cruve; thence around said curve with a radius of 25 feet Northeastwardly 39.27 feet to the Southerly margin of Mashburn Drive; thence with said Drive Eastwardly 63 feet to the beginning.

Being the same property conveyed to Paul H. Butler and wife, Alma Elizabeth Butler by Deed dated 2/15/56 from Charles N. Harris and wife, Mary A. Harris of record in Book 2492, Page 388, Register's Office for Davidson County, Tennessee.

Paul H. Butler having died on 11/10/82, leaving his wife, Alma Elizabeth Butler. Alma Elizabeth Butler a/k/a Bettye Lamb Butler having died on 1/10/00. William B. Lamb appointed as Executor of the Estate of Bettye Lamb Butler as recorded in the Probate Court Clerk's Office for Davidson County, Tennesse, No. OOP-53.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

WBL

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Estate of Alma Elizabeth Butler aka Bettye Lamb Butler

BY: William B. Lamb
William B. Lamb

TITLE: Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, William B. Lamb with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of the Estate of Alma Elizabeth Butler a/k/a Bettye Lamb Butler, the within named bargainor and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as such Executor.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19 of April 2002.

Notary

My Commission Expires: 4/30/2003

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$89,000.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

William B Lamb
Affiant

Subscribed and sworn to before me this 19th day of April, 2002

NOTARY PUBLIC

My Commission Expires: 4/30/2003