Davidson County DEEDWARR
Recvd: 08/06/02 08:29 3pgs
Fees:18.00 Taxes:492.10
20020806-0094131

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Maria H. Butler	GMAC Mortgage Corporation	Map 059-08-0
544 Mill Station Drive	P.O. Box 963	Parcel 213.00
Nashville, TN 37207	Horsham, PA 19044	11162

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, **Ernest H. Gant, Elroy Gant and Clenest Gant,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Maria H. Butler, an unmarried person** (The "Grantee"), her 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 Number 66 on the Plan of Claymille Station, Phase III, of record in Plat Book 6900, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ernest Robert Gant and wife, Willie Trudo Gant by Warranty of record in Book 8484, page 65, said Register's Office for Davidson County, Tennessee. Ernest Robert Gant died on January 4, 1997 and upon his death, title was vested in Willie Trudo Gant as his sole surviving heir. Willie Trudo Gant died on December 14, 2000 pursuant to her Last Will and Testament was probated in Probate Court, Case Number 01P176, leaving said to property Ernest H. Gant, Elroy Gant and Clenest Gant. Clenest Gant is also known as Clent Gant and Clement Gant.

This is improved property commonly known as 544 Mill Station Drive, Nashville, TN 37027 .

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 6900, page 648, said Register's Office.
3. Deed of Conveyance for Sanitary Sewer contained in instruments of record in Book 7681, page 537 and Book 7893, page 399, said Register's Office.
4. Deeds of Conveyance for Water Main of record in Book 7681, page 586 and Book 7893, page 399,s aid Register's Office.
5. Declaration of Covenants, conditions, liens, easements and restrictions of record in Book 7546, page 658, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2002.

Notary Public

My Commission Expires: 05/28/03

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, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of July, 2002.

Ernest H. Gant

Elroy Gant

Clenest Gant also known as
Clement Gant and Clent Gant

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 **Ernest H. Gant, Elroy Gant and Clenest Gant also known as Clement Gant and Clent Gant**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of **July,** 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: 05/28/03