28-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of August, 2002.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/05/02 16:07 2pgs
Fees:13.00 Taxes:492.10
20020905-0107872

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jesse Butterworth and Marisa Butterworth
304 Sixteenth Street
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 053-030-436.00

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, **Kenneth D. Martin and Kelly L. Martin** hereinafter referred to as Grantors, hereby transfers and conveys to **Jesse Butterworth and Marisa Butterworth, husband and wife,** 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:

Being Lot 'B' on a Resubdivision of Lot No. 20, Section 'D', Village of Old Hickory, as shown on the revised plan recorded January 6, 1950, in Book 1424, page 132, Register's Office for Davidson County, Tennessee, Said Resubdivision being Subdivision No 69-87-G, dated 5-20-69 and recorded in Book 4060, page 187, Register's Office for said County, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed Kenneth D. Martin and wife, Kelly L. Martin, by Warranty Deed from Delos Raymon Huff and wife, Mary Anne Huff, of record in Book 10366, page 967, Register's Office for Davidson County, Tennessee, dated February 28, 1997.

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 4060, Page 187, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1788, Page 37, Register's Office for Davidson County, Tennessee.

Easement of record in Plat Book 5460, Page 1, Register's Office for Davidson County, Tennessee.

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 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 304 Sixteenth Street, Old Hickory, Tennessee 37138.

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 26th day of August, 2002.

Kenneth D. Martin

Kelly L. Martin

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 Kenneth D. Martin ~~and Kelly L. Martin~~, 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 26th day of August, 2002.

Notary Public

My Commission Expires: 4-22-05

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 Donald R. Barrett, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact of Kelly L. Martin, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Attorney in Fact for Kelly L. Martin.

Witness my hand and official seal this 26th day of August, 2002.

Notary Public

My Commission Expires: 9-28-02

My Commission Expires SEPT. 28, 2002