40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/02 16:01 3pgs
Fees:18.00 Taxes:388.50

20021112-0140220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Robert A Butler, Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
iGibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Butler, Jr. (NAME)	New Owner (NAME)	MAP 93-5-4
5100 Woodland Hills Drive (ADDRESS)	(ADDRESS)	PARCEL 22
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edna Faye Nipper Napier, as to her one half undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Butler, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 173 Eighth Avenue North, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 12th day of November, 2002

Edna Faye Nipper Napier

Edna Faye Nipper Napier

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 Edna Faye Nipper Napier, as to her one half undivided interest

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of November 2002.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

GIBSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
Commission Expires July 26, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot 162 and 163 in the original plan of Nashville, not of record, described as follows:

Beginning at a point in the westerly margin of Eighth Avenue North, formerly Spruce Street, 91 and 4/100 feet southerly from the southeast corner of John Luck's lot, said lot's beginning point being 3 and 68/100 feet southerly from the southeast corner of the Bransford Realty lot of record in Book 674, page 509, Register's Office for said County, and running thence southerly with the westerly margin of Eighth Avenue North, forty feet to a point, thence westerly with the northerly margin of Claiborne's lot, 161 feet 9 inches to the easterly margin of Ninth Avenue North, thence northerly with the easterly margin of Ninth Avenue North, forty feet to a point, and thence easterly 161 feet 8 inches to the place of beginning.

Being the same property conveyed to Janie Ray Nipper Butler and Edna Faye Nipper Napier by deed from John S. Fletcher, Jr., R. Whitworth Fletcher and Gertrude B. Fletcher of record in Book 5835, page 804, Register's Office for said County.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

This is not now, nor has it ever been, the primary resident of the Grantor.