Davidson County DEEDWARR
Recvd: 01/09/03 09:59 2pgs
Fees:13.00 Taxes:479.15
20030109-0004046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of December, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON C TENNESSEE

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jimmy L. Butler and Marlene M. Butler
5101 Regent Drive
Nashville, TN 37220

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
Map & Parcel: 146.11-0136.00

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, **John M. Anthony, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Jimmy L. Butler and Marlene M. Butler, 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:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Haileywood Estates, Section 1, of record in Plat Book 2330, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John M. Anthony, unmarried, by Warranty Deed from Julio Estuardo Orantes and wife, Julie Elizabeth Orantes, of reocrd in Book 11288, Page 886, Register's Office for Davidson County, Tennessee, Dated January 4, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2330, Page 57, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3983, Page 716, and Book 4115, Page 512, 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 currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5101 Regent Drive, Nashville, TN 37220.

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 27th day of December, 2002.

John M. Anthony

Amy G. Anthony

Amy G. Anthony joins in this conveyance to convey any and all of her marital interests in subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the and Amy G. Anthony undersigned, a Notary Public in and for said County and State, the within named John M. Anthony, 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 27th day of December, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE