PROPERTY TAX INFORMATION:

OWNER: Albert Roberts
Bethany Roberts
113 Harrington Avenue
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map/Group: 51-4
Parcel: 75.00

Davidson County DEEDWARR
Recvd: 06/27/03 12:53 2pgs
Fees:13.00 Taxes:364.08
20030627-0089349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **E. Wartner Butters (aka E. ~~Werner~~ Butters) and wife, Sandra S. Butters** have bargained and sold and does hereby transfer and convey unto **Albert Roberts and wife, Bethany Roberts,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 11D-48200 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 47 on the Plan of Madison Realty Company Subdivision, of record in Plat Book 547, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to E. Wartner Butters and wife, Sandra S. Butters, by warranty deed dated 05/27/01 from Linda H. Drnek, unmarried, of record in Instrument No. 20010501-0044115, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the except by lien of the 2003 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 25th day of June, 2003.

E. Wartner Butters (aka E. ~~Werner~~ Warner Butters)

Sandra S. Butters

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 25th day of June, 2003, before me personally appeared E. Wartner Butters (aka E. Werner Butters), and Sandra S. Butters, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 09-24-2004

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 78400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 25th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 09-24-2004