Davidson County DEEDWARR
Recvd: 01/05/04 13:30 2pgs
Fees:13.00 Taxes:455.10

20040105-0001280

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Carl J. Butcher**	Name	**Homefocus Tax Service LLC**
Address	**4461 South Trace Blvd**	Address	**Lndr #2318/P.O. Box 26389**
City/State/Zip	**Nashville, TN 37138**	City/State/Zip	**Richmond, VA 23260**

FOR AND IN CONSIDERATION of the sum of **$10.00. CB Investments LLC, a Tennessee Limited Liability Company** has this day bargained and sold, and does hereby transfer and convey unto **Carl J. Butcher, an unmarried man, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 44 on the Plan of Southfork, Section Two, of record in Plat Book 6250 page 386, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

Being the same property conveyed to C. B. Investments, LLC by Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument Number 20030514-0065754, Register's Office for Davidson County, Tennessee.

****The Subdivision is erroneously referred to as Southford in the Substitute Trustee's Deed.**

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 63 Group 12 Parcel 39

This is improved property known as: 4461 South Trace Blvd, Nashville, TN 37138.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **22nd** day of **December 2003**.

CB Investments LLC

Rich Harris, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Rich Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of CB Investments LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Rich Harris, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS MY HAND and official seal at office, this **22nd** day of **December 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$123,000.00**

Affiant Carl Jack Butcher

Subscribed and sworn to before me, this the 22nd day of December,2003

My commission expires June 18, 2005

Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE