WARRANTY DEED

G-CBB-04-6740

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC DIANA L. OBRIEN LARGE MY COMM. EXP. 9/5/08

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank H. Alden	Guaranty Trust Company	
6740 Sugar Hill Drive	(NAME) 640 Broadmor Boulevard, Suite 100	181-01-0-A-140
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN D. BUTTS AND WIFE, STACY C. PEEK BUTTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANK H. ALDEN AND WIFE, MELINDA J. ALDEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 194, Sugar Valley, Section Four, as shown by plat of record in Instrument Number 200005230051444, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stacy C. Peek, unmarried and Kevin D. Butts, unmarried, by Deed from Yazdian Construction, Inc., dated June 25, 2001, filed for record on July 9, 2001 in Instrument Number 200107090072562, Register's Office for Davidson County, Tennessee. Said Stacy C. Peek having since married Kevin D. Butts and is now known as Stacy C. Peek Butts.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 11069, page 14; Book 11069, page 6; Book 11069, page 24; Instrument Number 200005230051444, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6740 Sugar Hill Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of February, 2004.

Kevin D. Butts

Stacy C. Peek Butts

Davidson County DEEDWARR
Recvd: 02/26/04 15:15 2pgs
Fees:13.00 Taxes:732.60

20040226-0022141

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Kevin D. Butts and wife, Stacy C. Peek Butts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of February, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903