Davidson County DEEDWARR
Recvd: 04/02/04 13:29 2pgs
Fees:13.00 Taxes:862.10

20040402-0037407

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42908 FILE BOX

WARRANTY DEED

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$233,000.00.**

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **31st DAY OF MARCH, 2004.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ROBERT WALLACE BUTTERS **912 Benton Avenue** **Nashville, TN 37204**	American Mortgage Network 11625 Rainwater Drive,Bldg.500 Suite 650 Alpharetta, TN 30004	**105-9-401** **16W 17145**

FOR AND IN 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, COURTNEY R. NIETFELD and spouse, JENNIFER P. NIETFELD**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT WALLACE BUTTERS and spouse, AMANDA HELTSLEY BUTTERS**

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:

LAND in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of Lot No. 44 on the Map of Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

SAID Part of Lot No. 44 fronts 50 feet on the northerly side of Benton Avenue, formerly Arlington Street, and runs back 246 feet, more or less, on the easterly line and 242 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Courtney R. Nietfeld and wife, Jennifer P. Nietfeld by deed from Isaac A. Gatlin, III, Unmarried, of record in Book 9568, Page 63, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, of record in Plat Book 57, Page 95, said Register's Office.

This is improved property known as 912 Benton Avenue, Nashville, Tennessee 37204

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 OUR HANDS THIS 30th DAY OF MARCH, 2004.

COURTNEY R. NIETFELD

Jennifer P. Nietfeld
JENNIFER P. NIETFELD

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 COURTNEY R. NIETFELD and spouse, JENNIFER P. NIETFELD, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006