WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-25-07

(AFFIX SEAL)

ROBERTSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DARLENE SHORT

Davidson County DEEDWARR
Recvd: 04/05/04 13:43 2pgs
Fees:13.00 Taxes:490.25

20040405-0038178

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1270

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Barbuto	SAME	026-05-0-057.00
(NAME)	(NAME)	
204 Hollywood Street		
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Michael Bethuy, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Barbuto and wife, Tina Barbuto, 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:

Being the easterly ½ of Lot No. 11 and the westerly ½ of Lot No. 12 on the Plan of the Third Addition to Roscoe Place, Block "B", of record in Book 843, Page 74, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael Bethuy, unmarried from Karen Bethuy by Quitclaim Deed dated September 24, 2002 and of record in Instrument No. 20030509-0062534, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Michael Bethuy and wife, Karen Bethuy from Rhonda K. Staggs, unmarried by Warranty Deed dated October 20, 1999 and of record in Book 11729, Page 537, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Dennis Bethuy executes this Warranty Deed for and on behalf of Michael Bethuy pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 204 Hollywood Street, Gooodlettsville, TN 37072

(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 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 my hand this 31st day of March, 2004.

Michael Bethuy By Dennis Bethuy, attorney in fact

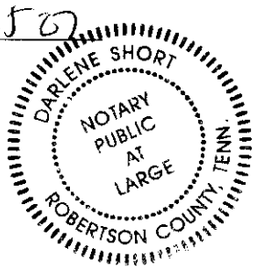
Michael Bethuy
By: Dennis Bethuy, AIF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Dennis Bethuy, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Michael Bethuy, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Michael Bethuy. Witness my hand and Notarial Seal this 31st day of March, 2004.

Darlene Short
Notary Public

My Commission Expires: 11-25-07



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076