WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,595.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MAY, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES 3/31/07

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
J. Blair Butterworth and Christopher S. Butterworth	Greenpoint Mortgage Funding, Inc.	MAP: 105 GROUP: 9
1017 Acklen Avenue	P O Box 80747	PARCEL: 196
Nashville, TN 37203	Atlanta, GA 30366	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JILL D. KAPLAN FORMERLY KNOWN AS JILL D. RUDABAUGH, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

J. BLAIR BUTTERWORTH, A MARRIED PERSON, AND
CHRISTOPHER S. BUTTERWORTH, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1017 Acklen Avenue, Nashville, TN 37203

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 6th day of May, 2004.

Jill D. Kaplan by James G King, Attorney In Fact

Jill D. Kaplan by James G. King as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 6th day of May, 2004, before me personally appeared James G. King to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jill D. Kaplan and acknowledged that he executed the same as the free act and deed of said Jill D. Kaplan.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public _____ My Commission Expires: 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/07/04 15:20 2pgs
Fees:13.00 Taxes:697.80

20040507-0052469

EXHIBIT A - LEGAL DESCRIPTION

Being Lot Number 21 on the Plan of A. B. Hill's Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas L. Rodabaugh and wife, Jill D. Rodabaugh by Warranty Deed from Scott Troxel, married, and Steve Myers, unmarried, of record in Book 10384, Page 509, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jill D. Rodabaugh by Quitclaim Deed from Thomas L. Rodabaugh and Jill D. Rodabaugh, of record in Book 10562, Page 742 and re_recorded in Book 11360, Page 867, said Register's Office. Jill D. Rudabaugh and Jill D. Kaplan being one and the same person..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Jill D. Kaplan pursuant to a power of attorney executed by the same on _____ and being filed for record in Instrument # 20040507-0052466 Register's Office for Davidson County, Tennessee.

JDK