Record & Return To:
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076
File No. 200450177

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/26/04 12:52 2pgs
Fees:13.00 Taxes:584.60
20040526-0061833

W & I Ref:(_____) Title No: 45354
Dav. Co. File: ~~Box 6~~

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christine E. Keyes 316 51st Avenue North Nashville, Tennessee 37209	Bank of America P.O. Box 1675 Coraopolis, PA 15108

TAX MAP-PARCEL NUMBERS: 091-15-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$158,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda G. Heltsley Butters, married .**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christine E. Keyes** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 44 feet of the southerly 100 feet of the westerly one-half of Block No. 9 on the Plat of the Realty Savings Bank and Trust Company's Revised Plat of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Beginning 56 feet north of the northeast corner of 51st Avenue North and Elkins Avenue; thence with the easterly margin of 51st Avenue North, northerly 44 feet to a point, 50 feet south of the southerly margin of an alley; thence easterly and parallel with said alley 160 feet; thence southerly and parallel with the easterly margin of 51st Avenue North 44 feet; thence westerly and parallel with the northerly margin of Elkins Avenue, 160 feet to the beginning.

Being the same property conveyed to Amanda G. Heltsley by deed from Ed Hamlett, a married man of record in Book 11118, Page 86, Register's Office for said county. The said Amanda G. Heltsley is now known as Amanda G. Heltsley Butters.

Robert W. Butters, spouse of Amanda G. Heltsley Butters joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

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, with Owner's Certificate, of record in Plat Book 421, Page 18, said Register's Office.

This is improved property, known as: 316 51st Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2004.

Amanda G. Heltsley Butters Robert W. Butters

Amanda G. Heltsley Butters

State of TENNESSEE

County of DAVIDSON

On this 20th day of May, 2004, before me the undersigned authority, personally appeared Amanda G. Heltsley Butters and Robert W. Butters, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Sworn and subscribed before me this the 20th day of May, 2004

My Commission Expires: _____

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Notary Public