Davidson County DEEDWARR
Recvd: 06/04/04 14:43 2pgs
Fees:13.00 Taxes:417.73

20040604-0066314

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43032

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$112,900.00.

D. Richard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 3RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 3.14.2008

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
HOPE ROBERTS **3905 Westlawn Place** **Nashville, TN 37209**	owner	**103-8-C-12** **25W 12242**

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 **I, KELLY BUTLER, Unmarried**

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

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 Unit No. 6A of The Westlawn, a Condominium Development, created under Title 66, Chapter 27, Sections 101, et. seq, as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 7972, page 794 and amended at Instrument Number 200008300085678, Register's Office, Davidson County, Tennessee, together with the parking areas designated thereto and an undivided percentage interest in the common elements appurtenant to said Units, all as set forth in said Master Deed. Reference is hereby made to the Condominium Site Plan as shown of record in Book 7972, page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Butler by deed from Terance W. Janiak, a ½ undivided interest & Margieann L. Janiak, a ½ undivided interest, of record in Instrument Number 20010509-0048271, Register's Office for Davidson County, Tennessee.

This is improved property known as **3905 Westlawn Place, #6-A, 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 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 3rd day of June, 2004.

KELLY BUTLER

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 KELLY BUTLER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

