Davidson County DEEDWARR
Recvd: 06/15/04 10:28 2pgs
Fees:13.00 Taxes:25.90

20040615-0070501

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $7,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June 2004.

Notary Public
My commission expires: 11/26/05

NOTARY PUBLIC AT LARGE

08-0406-90285

Address of New Owner:	Send Tax Bills to:	Tax Information
Billy D. Butler	Billy D. Butler	42-16-0-190
101 Woodruff Street	P.O. Box 9	
Madison TN 37115	Madison, TN 37116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mildred J. Hannah and Margaret L. Hopkins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Billy D. Butler and wife Ellie Butler, Larry D. Butler and wife, Teresa Butler, hereinafter called the Grantees, their successors 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 north 38 feet of the south 100 feet of Lots No. 31 and 32 on the Map of Douglas Levine Subdivision at Madison, Tennessee, of record in Book 547, page 44, Register's Office for said County.

Said parts of said lots front 38 feet on the westerly side of a 15-foot unnamed roadway, which roadway runs south from Woodruff Street, and run back between parallel lines 100 feet to the east line of Lot No. 30.

Being the same property conveyed to Mildred J. Hannah for her lifetime and remainder interest over to Margaret L. Hopkins, by deed dated December 7, 1983 from Laura B. Hannah, a widow, of record in Book 6191, page 222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 101 Woodruff Street, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of June 2004.

Mildred J. Hannah

Margaret L. Hopkins,
By Mildred J. Hannah AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Mildred J. Hannah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Margaret L. Hopkins and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of June 2004.

Notary Public

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 11/26/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mildred J. Hannah, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 10th day of June 2004.

Janelle J. McGuire
State of Tennessee at Large

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission expires 11/26/05