**Return to: Box 10-B, Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/04 11:02 2pgs
Fees:13.00 Taxes:295.37

20040621-0073062

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-2389-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,100.00

Kathy J. Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2004

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris G. Herndon, Trustee (NAME)	New Owner (NAME)	MAP 61-15
1124 Berwick Trail (ADDRESS)	(ADDRESS)	PARCEL 34
Madison, TN 37115 (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, George W. Butterworth, Jr. and wife, Linda G. Butterworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris G. Herndon, Trustee of The Doris G. Herndon Revocable Living Trust

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 the northerly 40 feet front and 42.5 feet rear of Lot No. 53 and the southerly 10 feet front and 8.3 feet rear of Lot No. 54 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee.

According to a survey made by T. R. Sanford, Surveyor, September 12, 1949, said parts of Lot Nos. 53 and 54 front together 50 feet on the westerly side of Baxter Street or Avenue and runs back 225 feet on the northerly line and 225 feet more or less on the southerly line, to the easterly line of Lot Nos. 55 and 56, measuring 50.8 feet thereon.

Being the same property conveyed to George W. Butterworth, Jr. and wife, Linda G. Butterworth, with Marjorie B. Helton having a lifetime estate, by deed from Marjorie B. Helton, of record by Instrument Number 20020225-0023887 in the Register's Office for Davidson County, Tennessee. The said Marjorie B. Helton having since died on April 12, 2003.

unimproved ( )
This is improved (X) property, known as 3929 Baxter Avenue, Nashville, TN 37216
(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 our hand s this 18th day of June, 2004

George W. Butterworth, Jr.

Linda G. Butterworth

DCTN01WC

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 George W. Butterworth, Jr. and wife, Linda G. Butterworth

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of June, 2004.

Commission expires 9-24-05

Kathy J. Byers
Notary Public

STATE OF TENNESSEE
COUNTY OF

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public