STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of June, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/22/04 15:52 2pgs
Fees:13.00 Taxes:1054.50
20040622-0074115

ADDRESS NEW OWNER(S) AS FOLLOWS:
Manny Butera
1001 Glendale Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
132-090-006.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty H. McPherson, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Manny Butera and wife, Jennifer Butera** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the northeast part of Lot. No. 2 on the Map of Glendale Park, of record in Book 57, Page 141, Register's Office for said County.

Said part of said lot front 86 feet on the southerly side of Glendale Lane, formerly known as park or Lea Avenue, and runs back between parallel lines, along the westerly margin of Lealand Lane, formerly Kirkman Lane, 200 feet to a dead line.

Being the same property conveyed to Robert T. McPherson and wife, Betty H. McPherson by Warranty Deed from W.E. Duggin and wife, Mildred H. Duggin of record in Book 4831, Page 470, Register's Office for Davidson County, Tennessee, dated July 2, 1974. Robert T. McPherson is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 141, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1001 Glendale Lane, Nashville, Tennessee 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 18th day of June, 2004.

Betty H. McPherson

Betty H. McPherson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty H. McPherson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2004.

Notary Public

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/2/08

My Commission Expires 11/02/08

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