(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2004

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/04/04 12:12 2pgs
Fees:13.00 Taxes:244.20

20041004-0119177

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Lambeth	Countrywide Home Loans, Inc.	108-03-O-A
(NAME)	(NAME)	(MAP)
947 Patio Drive	3011 Armory Drive Suite 120	033
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Carl Jackson Butcher, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joan Lambeth and husband, Ben A. Lambeth, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Lot 21, Unit No. 33, Phase Two, Section Three, Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Nashville, TN, as shown on the plat of Phase Two, Section Three, Patio Villa, Condominium apartments, recorded in Plat Book 5200, page 495, said Register's Office, and described in a Master Deed recorded in Book 5970, page 829, as amended in Book 6014, page 978 and Book 6406, page 799, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed recorded in Book 5970, page 829, as amended in Book 6014, page 978 and Book 6406, page 799, and By-Laws recorded in Book 5970, page 861, as amended in Book 6015, page 11 and Book 6406, page 799, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carl Jackson Butcher by deed from Tina Adkins and William K. Adkins and Karen Williams and Aubrey Williams and E. Gary Taylor, unmarried, dated February 22, 1998, of record in Book 10858, page 762, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 947 Patio Drive, Nashville, Tennessee 37214

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/our hand(s) this 28th day of September, 2004.

Carl Jackson Butcher

Carl Jackson Butcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carl Jackson Butcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of September, 2004.

Notary Public

My Commission Expires: 9/20/08

