PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

W & I Ref:(_____) Title No: 45972
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jim L. Butler O. H. Mason 172 Woodmont Blvd Nashville, Tennessee	SAME

TAX MAP-PARCEL NUMBERS: 116-08-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Hartman, a single woman** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jim L. Butler and O. H. Mason, as joint venturers** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Resubdivision of Lot No. 108 Kenner Manor Land Company's 2nd Subdivision of the Kenner Tract of record in Doc. No. 20041101-0130616 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof..

Being the same property conveyed to Emily Hartman, a single woman by deed from Fred B. Young, Jr., Trust of record in Book 9736, Page 16 Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 20041101-0130616, said Register's Office, shows a minimum setback line to be determined by Metropolitan Zoning and a 20 foot easement for public utility and drainage purposes along the front line(s) of said lot. And a 20 foot public utility easement located on the rear line of said lot. And the following note: Lots 1 and 2 have a shared access to Woodmont Blvd. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3956, Page 866, said Register's Office.

This is improved property, known as: 172 Woodmont Blvd., Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Davidson County DEEDWARR
Recvd: 11/15/04 10:37 2pgs
Fees:13.00 Taxes:784.40
20041115-0136663

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of November, 2004.

Emily Hartman

Emily Hartman

State of TENNESSEE
County of DAVIDSON

On this 5th day of November, 2004 , before me the undersigned authority, personally appeared Emily Hartman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $212,000.00

Stephanie Apect

Affiant

Sworn and subscribed before me this the 5th day of November, 2004

My Commission Expires: 8-14-05

Notary Public

M. L. PERNELL NOTARY PUBLIC DAVIDSON CO. TENN.