Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2005

Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

# WARRANTY DEED

CT-04-5448

Davidson County DEEDWARR
Recvd: 02/07/05 15:51 2 pgs
Fees:13.00 Taxes:277.50

20050207-0014302

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenny W. Creasey and Kim C. Creasey | Novastar Mortgage | |
| (NAME) | (NAME) | |
| 4026 Dickerson Pike | 6200 Oak Tree Blvd. 3rd Floor | 33-67 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37207 | Cleveland, OH 44131 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

(1a) For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNIE BUTTS, UNMARRIED,* hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNY CREASEY AND KIM CREASEY, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*a widow

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Dickerson Pike at the NE corner of the property conveyed to Charles Nickens, Se., by deed from R. L. Jones and wife, of record in Book 1157, Page 426, Register's Office for said County; thence with Nickens' northerly line and a fence North 63 degrees 30' West 173.5 feet to another conrer of the Nickens' property; thence with Nickens' easterly line and a fence North 19 degrees 30' East 142 feet; thence South 65 degrees 30' East 190.6 feet to the center of said Pike; thence with the center of said Pike, South 26 degrees 30' West 145.5 feet to the beginning. According to a survey by John Kohl dated July 1, 1980.

This conveyance is subject to any and all restrictions and easements of record, if any.

* Ray Butts having since passed away. Thus leaving Annie Butts, his surviving spouse, entitled to said property.
Being the same property conveyed to Ray Butts by deed from Marion E. Rowlette and wife, Mary B. Rowlette, dated March 19, 1996 as of record in Book 9991, Page 706, Register's Office for Davidson County, Tennessee. *

unimproved ( )
This is improved (X) property, known as 4026 Dickerson Pike, Nashville, Tennessee 37207
(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 my/our hand(s) this 26th day of January, 2005.

Annie V. Butts

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie V. Butts, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 26th day of January, 2005.

My Commission Expires: 6-17-04

Rita B. Mitchell

Notary Public

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

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**EXECUTIVE TITLE LLC**

2520 N. Mt. Juliet Road

Mt. Juliet, TN 37122

**MARY FRANCES RUDY**

ATTORNEY - AT - LAW