Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/05 15:59 2 pgs
Fees:13.00 Taxes:236.80

20050315-0028588

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,000.00.**

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 11th day of March, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Benjamin Buttriss	SAME	082-08-0-313.00
914 Chicamauga Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sylvan Financial Group, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin Buttriss and Christina Buttriss, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the east 45 feet of Lot No. 8, Block "D" on the plan of Eastwood Subdivision, of record in Plat Book 332, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 45 feet on the south side of Chicamauga Street and runs back between parallel lines along the west margin of Laurent Street, 150 feet to an alley.

Being the same property conveyed to Sylvan Financial Group, LLC, by Trustees Deed from Robert J. Notestine, III, Trustee on January 6, 2005, of record in Instrument Number 20050126-0009716, Register's Office for Davidson County, Tennessee. * Corrected and re-recorded by Trustee's Deed of Correction in Instrument Number 20050315-0028587, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 63, Register's Office Davidson County, Tennessee.

This is improved property known as: **914 Chicamauga Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 11, 2005.

Sylvan Financial Group, Inc

By Hal Wilson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11 day of March, 2005 before me, appeared Hal Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Sylvan Financial Group, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

