05-142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$18,000.00**.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 14th DAY OF **MARCH, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. ENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Steve Sloan	**same**	**043-05-0-166.00**
720 Falcon Drive		
Madison TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jimmie C. Lovell Butler, a widow woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Steve Sloan,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

( ) Improved
This (x) Unimproved property is known as: [redacted] **Garner Avenue**
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 03/21/05 11:32 3 pgs
Fees:18.00 Taxes:66.60
20050321-0030410

Exhibit "A"

Land in Davidson County, Tennessee, being Tract 33, Block B, of Kenneston Estates, a sub-division in the County of Davidson, State of Tennessee, a plat of which sub-division is of record in Book 843, page 83, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jimmie C. Lovell Butler, by Deed from Heirs at law of J. Marvin Lovell: Marvin W. Lovell, Florence Lovell Wooden, Mary Lovell Graham, Alice Lovell Buse, and Jimmie C. Lovell Butler, dated 06/06/67 and filed for record 06/13/67 in Book 4140, page 895, Register's Office for Davidson County, Tennessee.

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 not 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 ever 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 14th day of **MARCH, 2005.**

Jimmie C. Lovell Butler
Jimmie C. Lovell Butler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jimmie C. Lovell Butler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 14th day of **MARCH, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON
NOTARY PUBLIC
ROBERTSON CO., TENN.
MY COMMISSION EXPIRES:
JAN. 25, 2006