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Davidson County DEEDWARR
Recvd: 03/31/05 13:20 2 pgs
Fees:13.00 Taxes:415.33

20050331-0035069

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $112,250.00

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Affiant

Subscribed and sworn to before me, this 28th day of March, 2005.

Notary Public
My commission expires: 9/4/05

02-0503-43776

Address of New Owner:	Send Tax Bills to:	Tax Information
Latifa I. Brown	America's Wholesale Lender	051-10-0-D-106.00CO
1425 Lewis Rd.	750 Old Hickory Blvd Ste 180	
Madison TN 37115	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimberly Renee Powe, Kelly Dawn Williams, Jonathon Luke Butler and Joshua Logan Butler, Devisees of Judy Carolyn Butler, deceased, and Kelly Dawn Williams, Executrix of the Estate of Judy Carolyn Butler, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Latifa I. Brown, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, Page 558, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property devised to Kimberly Renee Powe, Kelly Dawn Williams, Jonathon Luke Butler and Joshua Logan Butler under the Last Will and Testament of Judy Carolyn Butler of record in Will Book 5759, Page 1768744, Office of the Davidson County Probate Court Clerk, Docket No. 05P94. Further, being the same property conveyed to Judy C. Butler (aka Judy Carolyn Butler) by deed dated 05/30/02, of record in Instrument No. 20020605-0068438, Register's Office for Davidson County. Kelly Dawn Williams, aka Kelly D. Williams, executes this instrument as both a devisee of Judy Carolyn Butler and as Executrix of the Estate of Judy Carolyn Butler. Oath is made that the property described herein is neither the principal residence of any of the Grantees, nor as the principal residence of their respectives spouses and/or dependents. Date of Death of Judy C. Butler was 12/03/04 and shall also serve as date of transfer of property to current owners.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1425 Lewis Rd., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of March, 2005.

Kimberly Renee Powe

Kelly Dawn Williams

Jonathon Luke Butler

Joshua Logan Butler

Kelly Dawn Williams, Executrix

Kelly Dawn Williams, Executrix of the
Estate of Judy Carolyn Butler, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Renee Powe, Kelly Dawn Williams, Jonathon Luke Butler and Joshua Logan Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of March, 2005.

Notary Public
State of Tennessee at Large

My Commission expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelly Dawn Williams, Executrix of the Estate of Judy Carolyn Butler, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of March, 2005.

Notary Public
State of Tennessee at Large

My Commission Expires