WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00687

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sterling Trust Company and Custodian FBO Bruce C. Bouton	NEW OWNER	MAP:
406 Rosebank Ave	604 Chesire Circle	Parcel:83-4-199.00
Nashville, TN 37206	Franklin, TN 37069	

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

MARY E. PURDY, AN UNMARRIED WOMAN

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

STERLING TRUST COMPANY, CUSTODIAN, FBO BRUCE C. BOUTON - ACC # 075797

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

SEE EXHIBIT "A"

This is improved property known as 406 Rosebank Ave, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherevensed, 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 on the 20th day of April, 2005.

Mary E. Purdy

Mary E. Purdy

Davidson County DEEDWARR
Recvd: 04/27/05 12:51 2 pgs
Fees:13.00 Taxes:462.50

20050427-0046905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MARY E. PURDY, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 20th day of April, 2005.

Notary Public

My Commission Expires



EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 52 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEGINNING IN THE CENTER OF ROSEBANK AVENUE, FORMERLY DIVISION STREET, AT A POINT 254.75 FEET EAST OF THE CENTER LINE OF JOHNSON STREET; THENCE, WITH SAID AVENUE, EASTWARDLY 55.0 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE STEGALL AND WIFE, BY DEED FROM LEGRAFF AND WIFE, OF RECORD IN BOOK 1274, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, IN A NORTHERLY DIRECTION ALONG SAID STEGALL'S WEST LINE, 182.0 FEET TO A POINT; THENCE, WESTWARDLY 55.0 FEET TO A POINT; THENCE, SOUTHWARDLY 182.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY E. PURDY, UNMARRIED BY WARRANTY DEED FROM WILLIAM L. MARPLE, JR. AND WIFE, AUDREY J. MARPLE, RECORDED ON THE 21ST DAY OF JULY, 1997 IN DEED BOOK 10537, PAGE 9, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.