Davidson County DEEDWARR
Recvd: 06/02/05 10:35 2 pg
Fees:13.00 Taxes:987.90
20050602-0062318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$267,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24 DAY OF MAY, **2005**.

NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Johnathan and Emily Butler	**Ownit Mortgage Solutions, Inc.**	**156-80**
5951 Temple Road	**11700 Great Oaks Way, Suite 360**	
Nashville, TN 37221	**Alpharetta, GA 30022**	

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,

MARION F. RUTHERFORD, JR. AND WIFE, JOYCE B. RUTHERFORD

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

JOHNATHAN BUTLER AND EMILY BUTLER, HUSBAND AND WIFE AS JOINT TENANTS IN COMMON WITH THE RIGHT TO SURVIVORSHIP

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:

A certain tract or parcel of land in Davidson Count, Tennessee, being Lot No. 42, Revision Two, Final Plat for Chase Creek, of record in Book 9700, Page 524 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Marion F. Rutherford and Joyce B. Rutherford husband and wife by Warranty Deed from Jennifer H. Small Hann and husband, Charles Michael Hann dated 05/18/01 and recorded 06/05/01 in Instrument No. 20010605-0058131, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 9700, page 524, said Register's Office.

Subject to easement of record in Book 10232, Page 329, and in Instrument No. 20021104-0134803, said Register's Office.

Subject to easement of record in Book 10767, Page 5, said Register's Office.

Charter of record in Book 10391, Page 570, said Register's Office.

Electrical Permit of record in Book 7979, Page 620, said Register's Office.

Subject to restrictions of record in Plat Book 10659, page 914, said Register's Office.

Subject to By Laws of record in Book 1583, Page 46, said Register's Office.

Subject to By Laws of record in Book 10659, Page 930, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **5951 TEMPLE ROAD**
NASHVILLE, TN 37221

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 _____ day of **MAY, 2005**

MARION F. RUTHERFORD, JR. **JOYCE B. RUTHERFORD**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **MARION F. RUTHERFORD AND JOYCE B. RUTHERFORD,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **THEY** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, **Tennessee.**

This 24 day of **MAY, 2005.**

Notary Public

My Commission Expires: 4-27-2008

BRIAN J. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.