WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,800.00

Andrea Grysko
AFFIANT

KARA EVERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 27th DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Calvin Butler	SAME	**43-5-165**
117 Garner Avenue		
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, an unmarried woman,

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

Calvin Butler, an unmarried man,

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.

All All matters on the Plan of Record in Plat Book 843, page 83, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 1079, page 114, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/07/05 07:45 3 pgs
Fees:18.00 Taxes:450.66
20050607-0064571

(X) Improved
This ( ) Unimproved property is known as: **117 Garner Avenue**
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 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 27th day of **MAY, 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 27th day of **MAY, 2005.**

Notary Public

My Commission Expires: 01-25-06

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

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tracts 31-32, Block B, of Kennaston Estates, a subdivision in the county of Davidson, State of Tennessee, a plat of which subdivision is of record in book 843, page 83, Register's Office of said County.

Being the same property conveyed to Jimmie C. Lovell by Warranty Deed from Phillip B. Hill and wife, Elizabeth Fite Hill and A.R. Fite, a widower, dated 03/31/38 and filed for record 04/11/38 in Book 1079, page 114, Register's Office for Davidson County, Tennessee.