This space for Register's Office:

Davidson County DEEDWARR
Recvd: 07/01/05 12:20 2 pgs
Fees:13.00 Taxes:313.46

20050701-0076083

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Richard Butler
907 Hammack Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel 108-16-371

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, **Candace Anderson** hereinafter called the **Grantors**, do hereby convey unto **Richard Butler**, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 173-B, Zone Lot Division, Percy Priest Woods, Section 4, Lots 172 thru 180, plan of record in Book 6250, Page 993, amending Plat Book 6250, Page 356 and 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Candace J. Anderson on September 29, 1995 by Warranty Deed of record in Book 9819 Page 404 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5984, Page 863, Book 6020 Page 270, Book 6097 Page 11, and Plat Book 6250 page 993, Register's office for said County.

This conveyance is subject to easements of record in Book 6147 Page 886 and Book 6147, Page 823, Register's Office for said County.

This conveyance is subject to Ingress-Egress Easement of record in Book 6097, Page 482, Register's Office for said County.

This is improved property known as 907 Hammack Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 22nd day of June, 2005.

Candace Anderson by Ann Miller AIF
Candace Anderson by Ann Miller Attorney-In Fact

State of Tennessee
County of Davidson

On this 26th day of November, 2002, before me personally appeared Ann Miller who executed the foregoing instrument on behalf of Candace Anderson, and acknowledged that he/she executed the same as the free act and deed of Candace Anderson through Power of Attorney granted him/she through Power of Attorney recorded in Instrument * in said Register's Office.

* 20050701.0076082

Notary Public in and for the
State of Tennessee
Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $84,720.00

Affiant

Sworn and subscribed before me on June 22, 2005.

Notary Public

My Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN