This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050261

Send Tax Bills To:
Mtg. Lenders Network
8400 W 110th # 500
Overland Park, KS 66210

Davidson County DEEDWARR
Recvd: 07/05/05 15:24 2 pgs
Fees:13.00 Taxes:767.75
20050705-0077084

New Owner is:
Arthur Butts and Sabrina Russell
5009 Timberhill Drive
Nashville, TN 37211

MAP: 146-08
PARCEL: 181.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Fabien Couteaud and Cheryl Couteaud**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Arthur Paul Butts and Sabrina A. Russell**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Crieve Hall Estates, Section 5, as of record in Book 2133, page 91, Register's Office for Davidson County, Tennesse, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fabien Couteaud and Cheryl Couteaud by Warranty Deed from Daniel T. Nadasdi and Rhonda D. Switzer Nadasdi dated May 30, 2002, recorded June 4, 2002, in Instrument No. 200206040067629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Fabien Couteaud Sellers Ints.
CC

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23 day of Jan, 2005.

GRANTOR:

Fabien Couteaud

Fabien Couteaud

Cheryl Couteaud

Cheryl Couteaud

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Fabien Couteaud and Cheryl Couteaud**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23 day of Jan, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 23 2006

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Affiant

SWORN TO and subscribed before me this 23 day of Jan, 2005

NOTARY PUBLIC

My commission expires:

_____

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 23, 2006