Davidson County DEEDWARR
Recvd: 07/12/05 15:10 2 pgs
Fees:13.00 Taxes:377.40

20050712-0080813

13.00
377.40
390.40

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$88,000.00~~ 102,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS
| 5th DAY OF July, 2005.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Butler and wife, Megan Butler 2426 Maplecrest Drive Nashville, TN 37214		Map 84.12 Parcel 73

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,

Elizabeth P. English, a widow, by and through Robert L. Dempsey, Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lance Butler and wife, Megan Butler

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 146 ON THE MAP OF MAPLECREST, AS OF RECORD IN BOOK 1835, PAGES 27 AND 28, R.O.D.C., TENNESSEE, DESCRIBED AS FOLLOWS:

LOT NO. 146 FRONTS 80 FEET ON THE NORTHERLY SIDE OF MAPLECREST DRIVE AND EXTENDS BACK BETWEEN LINES 195.1 FEET ON THE WESTERLY SIDE TO A DEAD LINE IN THE REAR, MEASURING 95 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES F. ENGLISH AND WIFE, ELIZABETH P. ENGLISH BY DEED FROM ROBERT J. SMITH, JR., ET UX, ELIZABETH M. SMITH, DATED MARCH 17, 1952, AND OF RECORD IN BOOK 2039, PAGE 581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES F. ENGLISH HAS SINCE DIED.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2426 Maplecrest Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 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 forever 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(s) this 5th day of July, 2005.

Elizabeth P. English by Robert L. Dempsey, Atty-in-Fact

Elizabeth P. English by Robert L. Dempsey, Atty in Fact

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 Robert L. Dempsey, Attorney-in-Fact for Elizabeth P. English, the Grantor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Elizabeth P. English for the purposes therein contained.

WITNESS my hand and official seal this 5th day of July, 2005

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076