THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/16/05 07:59 2 pgs
Fees:13.00 Taxes:92.50

20050816-0096604

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
James Butler 2805 Clare Avenue Nashville, TN 37209	SAME	092-06-0-180.00

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, Wayne Morrow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Butler, a single man, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being the east part of Lot No. 9 on the Map of the Subdivision of Lots, Nos. 20 and 22 in the Clare Plan or Hardley Plan, as of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 9 fronts 25 feet on the south side of Clare street, and runs back between parallel lines 177 feet, more of less, to an alley.

Being the same property conveyed to Wayne Morrow from Volunteer Construction Co., LLC by deed dated, 05/14/04 of record in Instrument #20040602-0064178, said Register's Office.

This is improved property known as: 2805 Clare Avenue, Nashville, TN 37209.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 1ST day of August, 2005

Wayne Morrow

Wayne Morrow

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Morrow with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 1st day of August, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

James Butler
Affiant

Subscribed and sworn to before me this 1st day of August, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE