Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Harvey L. Butler, Sr. 3267 Vailview Drive Nashville, TN 37207	Same as New Owner	Map:05-15 Parcel:57.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Jolin Richmond and wife, Adreane M. Richmond** ("Grantor") have bargained and sold, and hereby transfers and conveys to **Harvey L. Butler, Sr., married** ("Grantee"), and his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. This conveyance is subject to any and all existing easements and restrictions of record.

3. This conveyance is subject to the plan of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to restrictions of record in Book 3313, page 402; Book 3434, page 270; amended in Book 3616, Page 269, Register's Office for Davidson County, Tennessee.

5. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3267 Vailview Drive, Nashville, TN 37207.

EXECUTED this 6thth day of January, 2006.

Jolin R. Richmond
Jolin Richmond

Adreane M. Richmond
Adreane M. Richmond

Davidson County DEEDWARR
Recvd: 01/10/06 08:57 3 pg:
Fees:18.00 Taxes:440.30

20060110-0003369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jolin Richmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (he)/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 6th day of January, 2006.

Notary Public

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Adreane M. Richmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/(she) executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 6th day of January, 2006.

Notary Public

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of January, 2006.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 428 on the Map of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for said County, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Jolin Richmond and wife, Adreane M. Richmond by deed dated October 9, 1973, from Bill Hensley and wife, Joy A. Hensley, and of record in Book 4754, page 703, Register's Office for Davidson County, Tennessee.