Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217

05-2963

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENNESSEE

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF JANUARY, 2006.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gary L. Butler 109 Cedarwood Madison, Tennessee 37115	new owner	M 043-020-A P 109.00CO

WARRANTY DEED

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, **ERIC B. WALKER,A MARRIED MAN**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY L. BUTLER AND WIFE, FALESIA 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:

Davidson County DEEDWARR
Recvd: 01/23/06 09:02 2 pg:
Fees:13.00 Taxes:299.70

20060123-0008099

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Cedarwood Courtyard Homes, as of record in Book 5200, page 60 and 61, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sonya L. Wilson on 01/19/96, by deed from Gary Wayne Warren and wife, Dara Bolte Warren, filed for record on 01/23/96, in Book 9924, page 821, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric B. Walker, a married man on 02/28/05, by deed from Sonya L. Wilson n/k/a Sonya L. Jakaway and husband, Edward Jakaway, filed for record on 03/15/05, in Instrument No. 20050315-0028536, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TCA 260-6-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **109 Cedarwood , Madison, Davidson County, Tennessee 37115**

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.

ERIC B. WALKER

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Davidson County, Tennessee this 17 day of January, 2006.

Notary Public

Commission Expiration:

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____ and official seal.

My Commission Expires JULY 24, 2007

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2006.

Notary Public

Commission Expiration: