FILE BOX 45

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00

Krisna L. Flum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bryan M. Flum	New Owner	Map 136
108 Catamaran Court		Group 05-0
Nashville, TN 37217		Parcel 017.00

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

Steven C. Butler and wife, Heather L. Butler

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Bryan M. Flum and wife, Krisna L. Flum
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:

BEING Lot No. 35, on the Plan of Section Two of Bayview, of record in Book 9700, Page 517, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven C. Butler and wife, Heather L. Butler by deed from NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation, of record in Book 11014, Page 466, dated June 29, 1998, Register's Office for said County.

This conveyance is subject to (1) 2006 county property taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plat of record in Book 9700, page 517, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10323, page 55, Book 10727, page 268, Book 11271, page 163, and Book 10323, page 86, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 108 Catamaran Court, Nashville, TN 37217

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 our hands this 28th day of February, 2006.

Steven C. Butler

Heather L. Butler

Davidson County DEEDWARR
Recvd: 03/02/06 11:15 2 pgs
Fees:13.00 Taxes:736.30
20060302-0024240

FILE BOX 45

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 Steven C. Butler and wife, Heather L. Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.