Davidson County DEEDWARR
Recvd: 03/27/06 08:38 2 pgs
Fees:13.00 Taxes:580.53

20060327-0034170

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $156,900.00

Affiant

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 23rd day of March, 2006.

Notary Public
My commission expires:

02-0602-44592

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jim W. Butler	United Capital Mortgage	161-11-0-A-103.00CO
480 Huntington Ridge Drive	2035 Lakeside Centre Way, Ste 140	
Nashville TN 37211	Knoxville, TN 37922	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel J. Goeller and wife, Heidi F. Goeller, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jim W. Butler and Sarah K. Sadler, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 103, on the Plan of Revision One Huntington Ridge Townhouse Condominiums, of record in Book 4675, Page 9, as revised in Book 9700, Page 846, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> BEING the same proerty conveyed to Daniel J. Goeller and wife, Heidi F. Goeller by deed from Westminster Homes, Inc. dated 9/17/98 and filed for record on 9/25/98 in Book 11126, Page 922, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 480 Huntington Ridge Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 13th day of March, 2006.

Daniel J. Goeller

Heidi F. Goeller

STATE OF SD
COUNTY OF Minnehaha

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel J. Goeller and Heidi F. Goeller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Sioux Falls, SD, this 13th day of March, 2006.

BRAD FLEMMING
SEAL NOTARY PUBLIC SOUTH DAKOTA SEAL

Notary Public

My Commission expires 7-7-10