FILE BOX 45

WARRANTY DEED

ZANA C. PETTY 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 $ 68,000.00

X Nancy Ann Baker
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(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:
William Butterworth	Falcon Capital Funding, LLC	Map 173
540 San Carlos Drive	5214 Maryland Way, Suite 214	Group 01-0
Vallejo, CA 94590	Brentwood, TN 37027	Parcel 248.00

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

Nancy Ann Baker, f/k/a Nancy Ann Estes and Nancy Ann Eldridge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Butterworth and wife, Gina Butterworth
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. 17-B, Zone Lot Division, Lots Nos. 17 and 18, Monte Carlo, Section IV, of record in Plat Book 5200, Page 778, amending Plat Book 5800, Page 242, 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 Nancy Ann Estes, a/k/a Nancy Ann Eldridge by Quitclaim Deed from Thomas Camel Eldridge, of record in Instrument 20040121-0008287, dated September 25, 2003, Register's Office for said County. See also deed of record in Book 11161, Page 520, Register's Office for said County.

This conveyance is subject to: (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plat of record in Plat Book 5200, page 778, and Plat Book 5800, page 242, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6253, page 882, said Register's Office.

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 510 Maxine Dr., Antioch, TN 37013

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 my hand this 28th day of March, 2006.

Nancy Ann Baker
Nancy Ann Baker

Davidson County DEEDWARR
Recvd: 03/31/06 13:44 2 pgs
Fees:13.00 Taxes:251.60

20060331-0036775

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 Nancy Ann Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

