Davidson County DEEDWARR
Recvd: 06/14/06 10:58 2 pgs
Fees:13.00 Taxes:460.43

20060614-0070752

WARRANTY DEED

G-TRA-06-635

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,440.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Butterworth	Same as new owner (NAME)	
635 Blackstone Avenue (ADDRESS)	(ADDRESS)	52-2-158
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSE D. WILSON AND KIMBERLY LYNN POMEROY, TENANTS BY THE ENTIRETY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD BUTTERWORTH AND DEREK STINSON, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 60 FEET OF LOT NO. 9 AND WESTERLY 15 FEET OF LOT NO. 10, BLOCK "B", ON THE REVISED PLAN OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF BLACKSTONE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JESSE D. WILSON AND KIMBERLY LYNN POMEROY, TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM DAVID R. GRIMM, NOW KNOWN AS JESSE DAVID WILSON, RECORDED ON THE 30TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050930-0117729, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 635 Blackstone Avenue, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of April, 2006.

Jesse D. Wilson

Kimberly Lynn Pomeroy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse D. Wilson and Kimberly Lynn Pomeroy, the within named bargainor, 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, this the 28th day of April, 2006.

Notary Public

My Commission Expires: 7-26-06

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

After recording Return To
Heritage Title Services
115 Isabella Lane Unit 5
Brentwood , TN 37214