NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 Kelly M Butler
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2006. Donna C. Pierce
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly M. Butler 2223 Winford Avenue Nashville, TN 37211	Greenpoint Mortgage Funding 3650 Mansell Road ste 440 Alpharetta, GA 30022	Map 118.04 Parcel 151

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,

Ronald E. Bean, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kelly M. Butler, an unmarried woman,

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON AN UNRECORDED PLAN OF A RE-SUBDIVISION OF PART OF LOTS NOS. 8 AND 9 OF THE PLAN OF MELROSE, OF RECORD IN BOOK 57, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNRECORDED PLAN HAVING BEEN PREPARED ACCORDING TO A SURVEY MADE BY CANTRELL, CONNELL AND CREEK, ON APRIL 20, 1950, AND SAID LOT BEING DESCRIBED AS FOLLOWS:

LOT NO. 1 BEGINS AT A POINT IN THE WESTERLY MARGIN OF WINFORD AVENUE AT THE NORTH EAST CORNER OF THE PROPERTY CONVEYED TO DAVIDSON COUNTY BOARD OF EDUCATION BY DEED FROM MRS. MOLLIE HUTTON MILLITON, OF RECORD IN BOOK 1046, PAGE 60, SAID REGISTER'S OFFICE; THENCE WESTERLY WITH THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO THE DAVIDSON COUNTY BOARD OF EDUCATION 200 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE MARGIN OF WINFORD AVENUE 50 FEET TO A POINT; THENCE EASTERLY AND PARALLEL TO THE NORTHERLY LINE OF THE PROPERTY OF THE DAVIDSON COUNTY BOARD OF EDUCATION 200 FEET TO A POINT IN THE WESTERLY MARGIN OF WINFORD AVENUE; THENCE WITH THE SAID WESTERLY MARGIN OF WINFORD AVENUE SOUTHERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RONALD E. BEAN, AN UNMARRIED MAN BY DEED FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED MAY 5, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040520-0059406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to any portion of the premises lying within the right-of-way of Winford Avenue.

This is improved property known as: 2223 Winford Avenue, Nashville, TN 37211
(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 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(s) this 30th day of November, 2006.

Ronald E. Bean

Ronald E. Bean

Davidson County DEEDWARR
Recvd: 12/05/06 08:39 2 pgs
Fees:13.00 Taxes:240.50

20061205-0149677

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronald E. Bean, with whom I am personally acquainted, (or who 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, at office, this 30th day of November, 2006.

Donna C. Pirtle
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIRTLE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076