This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 03/02/07 13:35 3 pgs
Fees:18.00 Taxes:414.40
20070302-0026036

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Scott B. Lewis **3735 Burris Street** **Nashville, TN 37216**	**SAME**	**Map** 108-02 **Parcel No.** 026.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Woodrow Butner and Wayne Austin Butner and Cathy Francine Butner Talley**, (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Scott B. Lewis, unmarried** (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Happy Acres, as of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 110 feet on the Westerly side of Colfax Drive and runs back between parallel lines, 197.3 feet on the southerly side and 197.4 feet on the northerly side to a dead line in the rear.

Being the same property conveyed to Robert Woodrow Butner, Wayne Austin Butner and Cathy Francine Butner Talley by deed from Dereck Lee Osborne, Individually and as Trustee of the Samuel M. Osborne Trust, dated November, 4, 1999 and Donald Wilson Osborne, of record in Instrument No. 20061221-0157780, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2007 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 28th day of February, 2007.

GRANTORS:

Robert Woodrow Butner

Wayne Austin Butner

Cathy Francine Butner Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $112,000.00.

AFFIANT

Subscribed and sworn to before me, 28th day of February, 2007.

NOTARY PUBLIC

My Commission Expires:

9/20/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Woodrow Butner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires:

9/20/08

(SEAL)

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Wayne Austin Butner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires:

9-20-08

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cathy Francine Butner Talley, 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 the 28th day of February, 2007.

Notary Public

My Commission Expires:

9-20-08

(SEAL)

