RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/07/07 11:16 2 pgs
Fees:13.00 Taxes:481.00

20070607-0068354

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of June, 2007, by and between Charles H Butler, unmarried, party of the first part, and Jeffrey H Holmes and Rhonda M Holmes, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 938 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said Unit.

Being all or part of the same property conveyed to Charles H Butler, by virtue of that certain Warranty Deed dated June 29, 2006, at Instrument No. 20060703-0079513 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in 20061229-0161139 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles H Butler by Jeffrey T. Norman Attorney-In-Fact. by Jeffrey T. Norman Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly

commissioned and qualified, Jeffrey T. Norman with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged himself to be Attorney In Fact for Charles H Butler, adn that he executed the foregoing instrument as the personal act and deef of Charles H Butler for the purposes therein contained, by signing the name of Charles H Butler by himself as Attorney In Fact., according to that Power of Attorney of record in Instrument Number 20060703-0079512, of said Register's Office.

WITNESS my hand and official seal at office this 4th day of June, 2007.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Rhonda M Holmes and husband, Jeffrey H Holmes

Tax Parcel No 082140 A 07300CO

Property Address: 938 1st Avenue North
Nashville, TN 37201

MAIL TAX BILLS TO: New Owner
938 – 1st Ave North
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of June, 2007.

Notary Public

My Commission Expires: 3-20-11

CARRIE SNOW
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN