THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/11/07 14:14 2 pgs
Fees:13.00 Taxes:936.10
20070711-0082740

PREPARED BY: BOX 50-B
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 103-03-0-B 002.00CO

The actual consideration or value, whichever is greater, for this transfer is $253,000.00

Affiant

Subscribed and sworn to before me this the 30th day of May, 2007.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Jonathan A. Butler, et ux
(Name)
4710 Utah Avenue
(Street Address)
Nashville, TN 37209

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BENJAMIN P. SONES and wife, ESTELLE M. SONES,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **JONATHAN A. BUTLER and wife, ASHLEY N. BUTLER,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. "B" and Private Elements of Unit No. "B" of the Forty-Eighth Avenue 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, of record in Book 10023, page 344 and as supplemented in Book 10046, page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10023, page 364, 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, of record in Book 10023, page 363, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Benjamin P. Sones, and wife, Estelle M. Sones, by deed from Elisabeth D. Howard, unmarried, of record as Instrument no. 20040712-0082521, Register's Office for Davison County, Tennessee.

BEING improved property known as: 4710 Utah Avenue, Nashville, TN 37209.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" have caused their names to be affixed hereto on this 30th day of May, 2007.

Benjamin P. Sones

Estelle M. Sones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **BENJAMIN P. SONES and wife, ESTELLE M. SONES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of May, 2007.

Notary Public

My Commission Expires: 1/24/09

