03

Realty Title

Davidson County DEEDWARR
Recvd: 11/06/07 14:10 2 pg
Fees:13.00 Taxes:345.77

20071106-0131054

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $93,450.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me this 31st **day of** October, **2007.**

Notary Public
My commission expires: 02/22/09

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Barbara Butler	COUNTRYWIDE BANK FSB	071-15-0-234.00
1402 Lischey Avenue	P.O. BOX 660694	
Nashville TN 37207	DALLAS, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Barbara Butler**, hereinafter called the Grantees, their successors 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 Nos. 45 & 46, on the Plan of The Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark C. Velligan by deed from Deerpark Circle, LLC, dated 12/15/2004, recorded 12/20/2004 in Instrument No. 20041220-0150736, Register's Office for Davidson County, Tennessee. Mark C. Velligan conveyed subject property to Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust by quitclaim Deed of record in Instrument No. 20050726-0086999, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1402 Lischey Avenue, Nashville, TN 37207

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 31st day of October, 2007.

Mark Velligan, Trustee of the Velligan Family Trust

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Velligan, Trustee of the Velligan Family Trust, 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 herein contained.

Witness my hand in Nashville, TN, this 31st day of October, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN