PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 11/19/07 12:25 2 pg
Fees:13.00 Taxes:1572.50
20071119-0135165

W & I Ref:(db) Title No: 49053
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott Dewey 912 Benton Avenue Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10509040100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Wallace Butters and spouse, Amanda Heltsley Butters**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Scott Dewey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee being the westerly 50 feet of the easterly 100 feet of Lot No. 44 on the Map of Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

SAID Part of Lot No. 44 fronts 50 feet on the northerly side of Benton Avenue, formerly Arlington Street, and runs back 246 feet, more or less, on the easterly line and 242 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Robert Wallace Butters and spouse, Amanda Heltsley Butters by deed from Courtney R. Nietfeld and spouse, Jennifer P. Nietfeld of record in Document No. 20040402-0037407 dated and executed on March 30, 2004 and recorded on April 2, 2004 in the Register's office fro Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan of record in Book 57, Page 95, said Register's Office.

This is improved property, known as: 912 Benton Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of November, 2007.

Robert Wallace Butters
Robert Wallace Butters

Amanda Heltsley Butters
Amanda Heltsley Butters

State of TENNESSEE
County of DAVIDSON

On this 16th day of November, 2007, before me the undersigned authority, personally appeared Robert Wallace Butters and Amanda Heltsley Butters, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Sworn and subscribed before me this the 16th day of November, 2007.

Notary Public

CHRISTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____