This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
John W. Butler
707 Laurel Hill Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **64-13-0**
GROUP **B**
PARCEL **77.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn M. Hamilton, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **John W. Butler, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Number Unit 707 on the Plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, page 573, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot, and as established by a Master Deed of record in Book 7466, page 438 and as amended in Book 7717, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilyn M. Hamilton, unmarried by deed from U. S. Bank, National Association as Trustee for Home Equity Asset Trust 2002-4, by its duly authorized attorney in fact, Fairbanks Capital Corp. dated April 7, 2004, of record in Instrument No. 20040505-0051425, Register's Office for Davidson County, Tennessee.

This is improved property known as 707 Laurel Hill Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2008, a lien not yet due and payable. Map 64-13-0, Group B, Parcel 77.00 CO . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2008 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

Davidson County DEEDWARR
Recvd: 04/23/08 14:55 3 pgs
Fees:18.00 Taxes:380.73
20080423-0041645

2. Master Deed contained in an instrument of record in Book 7466, page 438; amended in Book 9717, page 82 and re-stated by Book 8199, page 779, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. By-Laws contained in an instrument of record in Book 7466, page 464 and restated in Book 8199, page 808, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 573, Register's Office for Davidson County, Tennessee.. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 18th day of April, 2008.

Marilyn M. Hamilton

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marilyn M. Hamilton, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2008.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $102,900.00.

Randall B. Butler
AFFIANT

Subscribed and sworn to before me on this 18th day
of April, 2008.

Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY