WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/08 11:05 3 pg:
Fees:18.00 Taxes:640.47

20080822-0086489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,100.00**

Stephanee Rausch
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **21ST DAY OF AUGUST, 2008.**

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Julia K. Jordan and Stephanee Rausch	**Mortgage Investors Group**	**136.07-142.00**
3824 Priest Lake Drive	**8320 East Walker Springs Lane Suite 200**	
Nashville, TN 37217	**Knoxville, TN 37923**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David H. Butts,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Julia K. Jordan, unmarried woman, and
Stephanee Rausch, unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 4460, page 15, 16, 17 said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 4505, page 774, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **3824 Priest Lake Drive**
Nashville, TN 37217

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 and assigns forever; and we do not covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 21st day of August, 2008.

David H. Butts

The Grantor hereby makes oath that the above described property has never been the domicile of SUSAN BUTTS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David H. Butts**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1994 GALLATIN PIKE N. #202
MADISON, TN 37115

This 21st day of August, 2008.

Notary Public

My Commission Expires: _____

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 205 on the Plan of Priest Lake Park, Section 4, of record in Plat 4460, page 15, 16, 17, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to DAVID H. BUTTS, by QUITCLAIM Deed from THIRD BRGA LIMITED PARTNERSHIP, filed for record 03/17/2004 in INSTRUMENT NO. 20040317-0030286, Register's Office for DAVIDSON County, Tennessee.