Davidson County DEEDWARR
Recvd: 09/23/08 13:10 2 pgs
Fees:13.00 Taxes:74.00
20080923-0096841

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
615.259.9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Sunset, LLC 436 Atlas Dr Nashville Tn 37211	Sunset LLC ~~Name~~ 436 Atlas Dr. Nashville Tn 37211	133-03-187.00

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Dollars and no/100 ($20,00.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I Alvin K. Butner, Jr. (the "Grantor") has bargained and sold and by these presents do transferred and convey to Sunset, LLC (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson county Tennessee, being Lot No. 2 on the Plan of A.H. Brewer Subdivision, as of record in Book 5210, page 354, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being part of the same property conveyed to Alvin K. Butner, Jr. by Deed of record in Book 8012 pages 252 Register's Office Davidson County, Tennessee.

Commonly know as improved real property located at 176 Antioch Pike, Nashville, TN.

NOTE: The legal description set forth above is the same property description contained in the previous deed of record and no new boundary survey is available or performed in connecting with this transaction.

Possession of Property upon delivery of the Deed. 2008 taxes to be prorated.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 2008 real property taxes, which have been prorated and are assumed by the Grantee.
2. By acceptance of the deed, Grantee acknowledges that he has satisfied himself as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and roof; and Grantee acknowledges that the property herein conveyed is

being is being conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as to Permitted Exceptions or as otherwise set forth herein. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have set our hands on this 31st day of July 2008.

Alvin K Butner Jr
Alvin K. Butner, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, **Alvin K. Butner**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of Sept 2008.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Alvin K Butner Jr
AFFIANT

Sworn to and subscribed before me
this 23 day of September 2008.

LILLIE DENISE DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lillie Denise Dennis
Notary Public
My Commission Expires: Jan 15 2012