THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071896**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2009. Notary Public My Commission Expires: 11/22/10

STATE OF TENNESSEE NOTARY PUBLIC KATE ROSENTHAL COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Nancy J. Wahl 207 Craighead Avenue ~~3611 Sperry Avenue~~ Nashville TN ~~37215~~ 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-05-0-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean Breeding Butler, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy J. Wahl, married** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 39 ON THE MAP OF HENRY SPERRY SUBDIVISION, OF RECORD IN BOOK 974, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 39 FRONTS 100 FEET ON THE SOUTH SIDE OF SPERRY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED BY FINAL DECREE OF DIVORCE AS RECORDED ON THE 9TH DAY OF JANUARY, 1973 IN BOOK 4670, PAGE 713 AND WARRANTY DEED FROM ROBERT J. ANDERSON, MRS. FLORENCE ANDERSON WILKERSON, AND THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE, UNDER THE WILL OF MELANCTHON D. ANDERSON, AND THE CODICILS TO WILLIAM G. BUTLER AND WIFE, JEAN BREEDING BUTLER AS RECORDED ON THE 30TH DAY OF OCTOBER, 1956 IN BOOK 2599, PAGE 145, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3611 Sperry Avenue Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2009.

Jean Breeding Butler
Jean Breeding Butler

BILL GARRETT, Davidson County
Trans:T20090050604 DEEDWARR
Recvd: 07/27/09 15:25 2 pgs
Fees:13.00 Taxes:1110.00
20090727-0070371

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jean Breeding Butler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2009.

Kale Rosenthal
Notary Public

My Commission Expires: 11/22/10

