Davidson County DEEDWARR
Recvd: 09/28/09 14:56 3 pgs
Fees:18.00 Taxes:166.50
20090928-0089964

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Benjamin T. Buttriss
830 Pleasant Valley Road
Nashville, TN 37204

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 082-08
Parcel 406

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joyce B. Wright, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Benjamin T. Buttriss, married** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 160 feet of the northerly 169 feet, more or less, of Lot No. 15 in James R. Love's Subdivision of the Massengale Tract, of record in Book 547, page 4, Register's Office for Davidson County, Tennessee.
>
> Said part of said Lot No. 15 fronts 50 feet on the southerly side of West Eastland, formerly Cleveland Street, and extends back between parallel lines 169 feet, more or less, to the northerly line of the property conveyed to the Nashville Housing Authority, by deed of record in Book 3619, page 433, Register's Office for said County.
>
> Being the same property conveyed to Joyce B. Wright by deed from John S. Woolfolk and wife Pauline S. Woolfolk of record in Book 7184, page 828, Register's Office for Davidson County, Tennessee, dated March 18, 1987.
>
> This conveyance is made subject to: (1) applicable zoning ordinances and building restrictions; and (2) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 906 W. Eastland Ave., Nashville, TN 37206, and has never been the principal residence of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of September, 2009.

Joyce B. Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce B. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28 day of September, 2009.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $45,000.00.

AFFIANT

Subscribed and sworn to before me
this 28 day of September, 2009.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

