This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090079512 DEEDWARR
Recvd: 11/23/09 13:17 3 pgs
Fees:18.00 Taxes:675.25
20091123-0107548

ADDRESS NEW OWNER:
Perry L. Gerenday
401 Freda Villa
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
801 Crescent Center Drive #510
Franklin, TN 37067

MAP 51-11
GROUP
PARCEL 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C. Raymond Buttrey, married, joined by Joy C. Buttrey, his wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Perry L. Gerenday, unmarried**, hereinafter called the GRANTEE, heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Oakland Acres, Section 10, of record in Plat Book 2900, page 140, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to C. Raymond Buttrey by deed dated from Charles Louis Tuck an Selma Idell Tuck, husband and wife, dated June 4, 1999 of record in Book 11522, page 516, Register's Office for Davidson County, Tennessee.

Joy C. Buttrey, spouse of C. Raymond Buttrey, joins in this instrument to convey any and all interest she may have; especially her marital rights.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **401 Freda Villa, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns , forever, and, GRANTOR does covenants with the said that he is lawfully seized and possessed of said land 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said , and 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 the **26th** day of **October, 2009.**

C Raymond Buttrey

C. Raymond Buttrey

Joy C Buttrey

Joy C. Buttrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **C. Raymond Buttrey and Joy C. Buttrey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of October, 2009.

~~Karen C. Asplint~~ Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: ~~7/5/2011~~ 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $182,500.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
ATOMIC ESCROW
2009100187
PO BOX 60888
Nashville, TN 37206