THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010054**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $145,000.00 Affiant Subscribed and sworn to before me, this 24th day of February 2010. Notary Public My Commission Expires: 1/9/2012

BILL GARRETT, Davidson County
Trans:T20100012874 DEEDWARR
Recvd: 03/04/10 09:51 2 pgs
Fees:13.00 Taxes:536.50
20100304-0016536

LEE E. CARLOCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Jimmy L. Butler and Marlene Mason Butler 6316 Murray Lane Brentwood, TN 37027	Send Tax Bills To: Regions Bank PO Box 200401 Florence, SC 29502-0401	Tax Information: Tax Parcel ID No. 147-1 74.00

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, **Kathy Lee Pate Coleman, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jimmy L. Butler and wife, Marlene Mason Butler**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 82, PLAN OF ABBAY HALL, SECTION 1, as shown on plat of record in Plat Book 2331, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Gerald E. Sheridan and wife, Catherine R. Sheridan to George Edward Pate and wife, Sara Frances Pate as recorded on the 11th day of April, 1956 in Book 2499, Page 624; Quitclaim Deed from Shelton Hatcher, Trustee to Sara Frances Pate as recorded on the 26th day of October, 1988 in Book 7686, Page 819; Executor's Quitclaim Deed from Kathy Pate Coleman, as Executrix of the Estate of Sara Carter Pate to Kathy Pate Coleman as recorded on the 13th day of July, 1993 in Book 9012, Page 662 and Quitclaim Deed from John Philip Coleman, an unmarried person to Kathy Lee Pate Coleman, an unmarried person as recorded on the 24th day of January, 2005 in Instrument No. 20050124-0008292, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ABBAY HALL, SECTION 1, as recorded in Plat Book 2331, Page(s) 18, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 519 Elaine Dr Nashville TN 37211

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 25th day of February 2010.

Kathy Lee Pate Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy Lee Pate Coleman, 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 25th day of February 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner