THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00. Affiant
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON CO.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winifred G. Tart	Regions Bank d/b/a Regions Mortgage	MAP 64-13-B
707 Laurel Hill Drive	2050 Parkway Office Circle	PARCEL 77.00 CO
Old Hickory, TN 37138	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James M. Butler and Randall B. Butler and Bonnie Naff**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Winifred G. Tart, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 707 on the Plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, page 573, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more accurate legal description of said unit, and as established by a Master Deed of record in Book 7466, page 438, as amended in Book 7717, page 82 and restated in Book 8199, page 779, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Marilyn M. Hamilton, unmarried, by deed dated April 7, 2004 from U. S. Bank, National Association as Trustee for Home Equity Asset Trust 2002-4 by its duly authorized attorney in fact, Fairbanks Capital Corp., of record in Instrument No. 20040505-0051425, Registers office for Davidson County, Tennessee.

Being the same property conveyed to John W Butler (also known as Johnny W. Butler) by warranty deed dated April 18, 2008 from Marilyn M. Hamilton, of record in Instrument NO. 20080423-0041645, Registers office for Davidson County, Tennessee. The said John W. Butler died intestate on August 2, 2008, leaving Randall Butler, James Butler and Bonnie Naff as his only surviving heirs at law as. Reference is made to Affidavits of record in Instrument No. 20091204-0111182 and Instrument No. 20091204-0111183, Instrument No. 20090812-0076025, Instrument No. 20090812-0076026 and Instrument No. 20090812-0076027, Registers office for Davidson County, Tennessee. Reference is also made to Docket Number 08P-1314 in the matter of the Estate of Johnny W. Butler in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20100018499 DEEDWARR
Recvd: 03/30/10 12:51 3 pgs
Fees:18.00 Taxes:388.50
20100330-0023649

This is () UNIMPROVED

(X) IMPROVED property known as **707 Laurel Hill Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand( ) this the 26th day of March, 2010.

James M. Butler

Randall Butler

Bonnie Naff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Butler, Randall Butler and Bonnie Naff** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that THEY executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of March, 2010.

My Commission expires May 5, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of March, 2010.

My Commission expires _____

_____
Notary Public