WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $625,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-24-10

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03370 GILLUM CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles C. Gillum and Heather L. Gillum	same	118-1-1.00
1304 Beechwood Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JIMMY LEE BUTLER AND WIFE, MARLENE M. BUTLER AND DANIEL R. GREEN AND WIFE, MARYANN D. GREEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHARLES C. GILLUM, AND WIFE, HEATHER L. GILLUM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1304 Beechwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 25th day of March, 2010.

Jimmy Lee Butler

Marlene M. Butler

Daniel R. Green

Maryann D. Green

BILL GARRETT, Davidson County
Trans:T20100018749 DEEDWARR
Recvd: 03/31/10 11:20 2 pgs
Fees:13.00 Taxes:2312.50
20100331-0023982

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, JIMMY LEE BUTLER AND MARLENE M. BUTLER, AND DANIEL R. GREEN AND MARYANN D. GREEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2010.

Notary Public

My Commission Expires:

CHAD L. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

10-03370 GILLUM CIP

EXHIBIT A - LEGAL DESCRIPTION

Land being located in Davidson County, Tennessee, being described as follows:

Being the westerly one-half of Lot No. 82 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, said Register's Office. Said part of Lot No. 82 fronts 50 feet on the northerly side of Beechwood Avenue, and runs back parallel lines 188 feet to an alley.

Being the same property conveyed by Warranty Deed from Alfred E. Coleman as to 1/2 interest, Rhonda Coleman Albritton as to 1/4 interest and Elliott Coleman, Jr., as to 1/4 interest to Jimmy Lee Butler and wife, Marlene M. Butler and Daniel R. Green, and wife, Maryann D. Green as recorded on the 1st day of April, 2009 in Instrument No. 20090401-0029253; Order as recorded on the 3rd day of July, 2008 in Instrument No. 20080703-0069231 and Warranty Deed from Ralph Walker and wife, Juanita Walker to Robert Coleman and wife, Quentella Coleman as recorded on the 5th day of November, 1964 in Book 3829, Page 54, 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.

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

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34, 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).

d. 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).

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212